

EastLake Village Center North

Supplemental Sectional Planning Area (SPA) Plan



EastLake I SPA - Chula Vista

GENERAL DEVELOPMENT PLAN

EASTLAKE II

INCLUDES THE FOLLOWING SPAS:

**EASTLAKE I, EASTLAKE II (EASTLAKE GREENS & TRAILS),
SALT CREEK I, BUSINESS CENTER II
AND VILLAGE CENTER NORTH**

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by Resolution No. 19666

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SECTION I.1 GENERAL DEVELOPMENT PLAN (GDP)

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I.1.1 Introduction & Background

I.1.1.1 Introduction

The EastLake II General Development Plan (GDP) provides a policy bridge between the Chula Vista General Plan and the detailed planning provided in Sectional Planning Area (SPA) Plans for the EastLake II area (see Vicinity Map, Exhibit 1).

This GDP establishes Land Use Districts and defines intensity of development permitted in each district. This GDP is the second in a series of planning documents and programs that will guide the development of the EastLake II area, with the first being the Chula Vista General Plan. Following the adoption of the General Plan and GDP, individual SPA Plans will further detail the planning policies and programs that will administer and regulate development. The GDP and the SPA Plans are required components of Planned Community (PC) Zoning and have been established in accordance with Sections 65450 through 65553 of the State of California Government Code and Sections 19.07.010 through 19.07.030 of the City of Chula Vista Municipal Code and apply to the property outlined by the General Development Plan boundary shown on Exhibit 2.

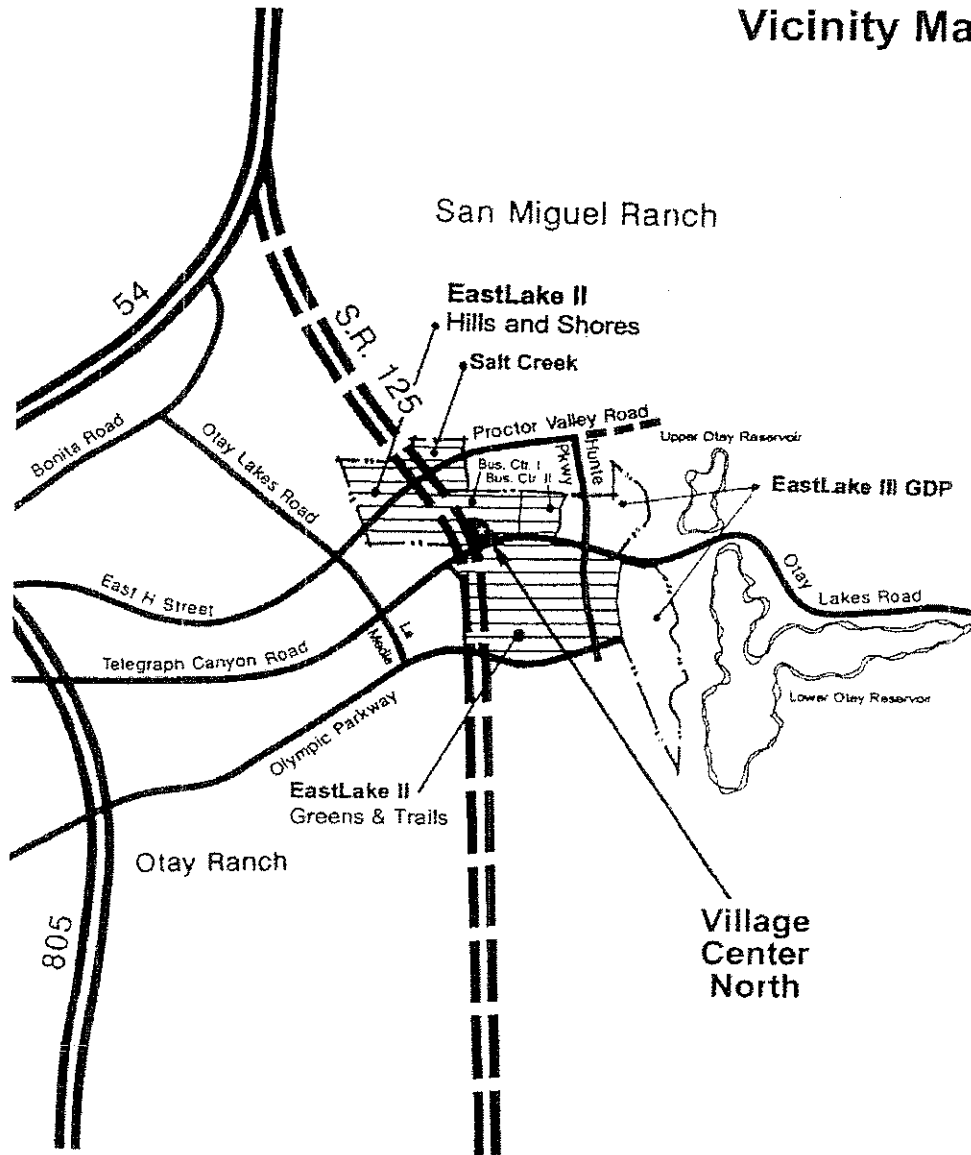
I.1.1.2 Background

The General Development Plan for EastLake I, which includes approximately forty percent of the property, was established as the EastLake I General Development Plan in August 1982. SPA's (neighborhoods) developed in EastLake I GDP area include EastLake Shores, EastLake Hills, Salt Creek I, Village Center North, and the EastLake Business Center I and II. Refer to Exhibits 2 and 3.

The EastLake Village Center North Supplemental SPA, includes Commercial, Office Professional and Business Center. The component of the Village Center south of Otay Lakes Road is included in the EastLake II SPA (Trails and Greens Neighborhoods) and is limited to Commercial uses.

The second major increment of the EastLake Community was the planning of the EastLake Greens and EastLake Trails neighborhoods, located east of the proposed alignment of SR-125, between Otay Lakes Road, and Olympic Parkway. This second phase was merged with the EastLake I GDP and the two areas are now known as the EastLake II GDP.

Vicinity Map



EASTLAKE
A PLANNED COMMUNITY BY EASTLAKE DEVELOPMENT CO.

City Land Planning
10/1/01

Exhibit 1

General Development Plan Boundaries

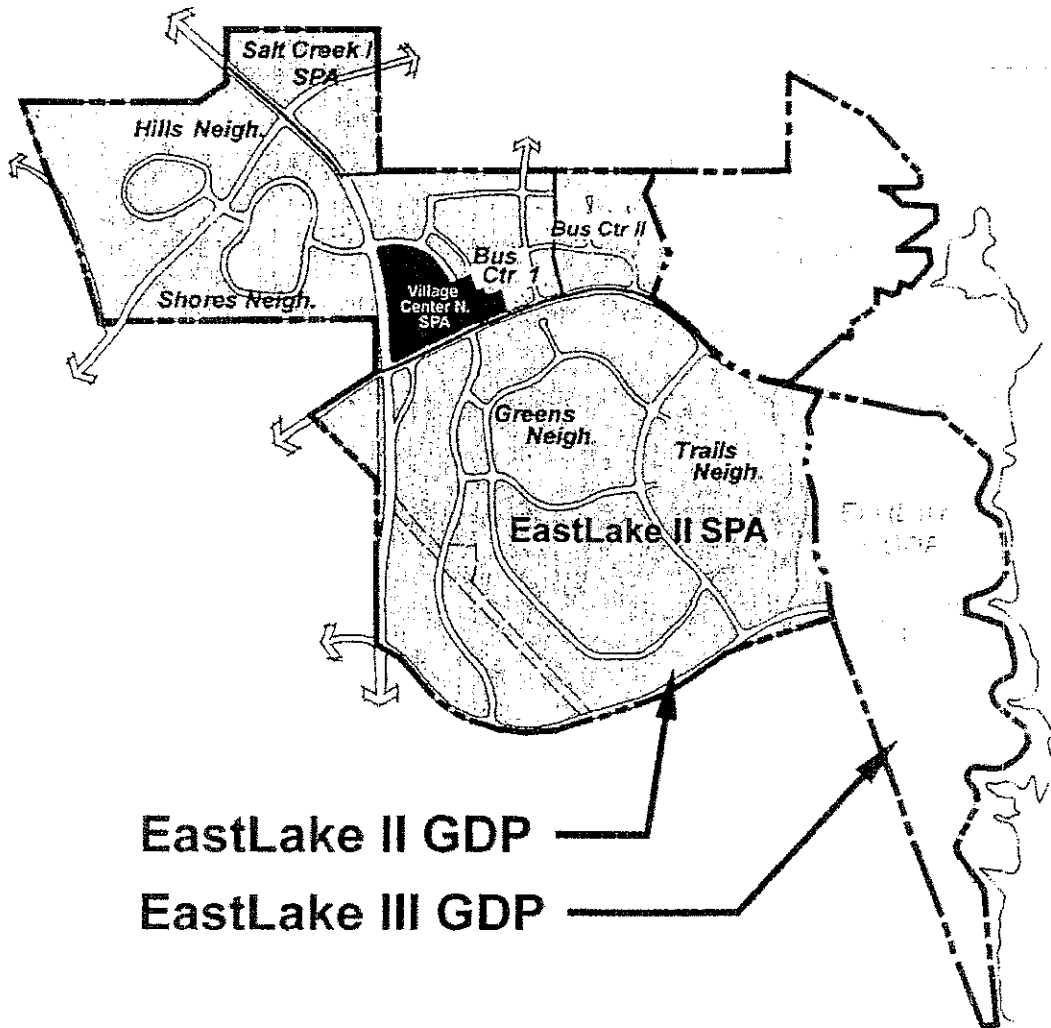
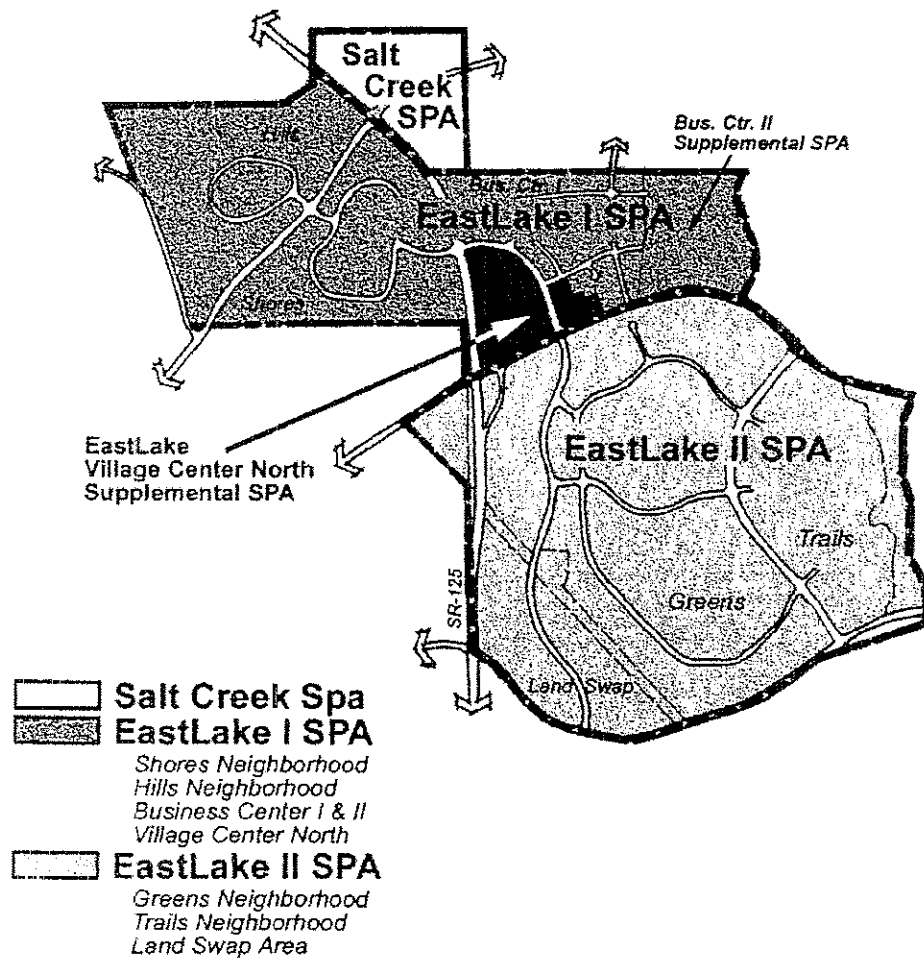


Exhibit 2

Adopted SPA Boundaries



EASTLAKE
A planned community by The EastLake Company

Cinti Land Planning
San Diego, CA (619) 233-7000
7/23/02

Exhibit 3

I.1.2 Record of Amendments

I.1.2.1 The 1994 General Development Plan Amendment

All of the original EastLake property has been annexed to the City. After that annexation, EastLake made an exchange of property with the Otay Ranch involving parcels known as the Land Swap Property. This amendment incorporated a portion of the Land Swap (22.7 acres) into the EastLake Greens SPA for annexation to the City of Chula Vista. The balance of the Land Swap Property is to be the subject of a future action.

In addition, the EastLake Greens SPA was originally proposed to contain five parcels for higher density housing. These parcels were given an interim density designation in the SPA approval process. This amendment revises these interim designations to permanent designations to maintain the overall community character.

I.1.2.2 The 1995 Amendment

This amendment relocated one public and one private park in the southern part of EastLake Greens to create more useable park sites. As a result of these park relocations, one residential parcel was eliminated and a public/quasi-public site was enlarged. These changes reduced the residential density in EastLake Greens by 133 units. Density transfers and boundary adjustments were made as a result of these changes. One density transfer of significance was the conversion of a parcel south of the EastLake High School from its "Interim Designation" to a permanent designation of Medium-High, which is consistent with the General Plan for this parcel. No changes to existing conditions were proposed in the northern portion of EastLake Greens, EastLake Trails or EastLake I Planning Areas.

I.1.2.3 The 1998 Amendment

The amendment consisted of modifying and rearranging the EastLake Trails land uses and incorporating 133.5 acres (Northern and Southern "Land Swap" Parcels) to the EastLake II GDP, EastLake Greens SPA and associated regulatory documents. The following paragraphs describe the amendment in more detail.

The Northern "Land Swap" Parcel – The Northern "Land Swap" parcel is designated for Professional and Administrative Commercial in the General Plan, and the same land use designation in the EastLake II GDP, (EastLake Greens Neighborhood).

The Southern "Land Swap" Parcel – The Southern "Land Swap" parcel is bisected by the extension of EastLake Parkway creating two parcels. These two parcels are zoned PC and, under the City's General Plan, have been designated Retail Commercial and Medium-High density residential. The parcel west of EastLake Parkway was designated Freeway Commercial, allowing large retail operations such as Home Depot, K-Mart, *etc*. The parcel east of EastLake Parkway was merged with an 8.5-acre, Low-Medium density residential parcel, targeted for 45 dwellings, and a 6.3-acre Future Urban parcel located directly south. The combined parcels will produce a 65-acre parcel with capacity for 750 dwelling units.

EastLake Trails Neighborhood B Under the previously adopted EastLake II GDP, the EastLake Trails was a 393.7-acre residential SPA designed to accommodate 1,260 dwelling units with densities ranging from Low (0-3 du/ac) to Medium-High Density (11-18 du/ac). Retail Commercial, Public/Quasi-public, Parks and Open Space land uses complement the residential land uses.

The amendment featured basically the same land uses, except for the Retail Commercial and Medium-High residential which were deleted. The new SPA establishes Low Density (0-3 du/ac), Low-Medium (3-6 du/ac) and Medium (6-11 du/ac) density residential land use districts, in addition to support land uses such as: Community Purpose Facilities, Parks and Open Space, and Public/Quasi-public sites.

I.1.2.4 The 1999 Amendment

The 1999 Amendment expanded the EastLake II GDP area to include the EastLake Business Center II SPA which was previously within the EastLake III GDP. The phasing of development and land use similarity made it more appropriate to include this SPA, comprised entirely of employment uses within this GDP rather than the overwhelmingly single family residential EastLake III GDP. A supplemental SPA Plan for the business center expansion area was approved concurrently with the GDP amendment.

I.1.2.5 The 2002 Amendments

I.1.2.5.1 EastLake II SPA (consolidation of EastLake Greens & Trails)

This amendment involved the merger of the EastLake Greens and Trails SPAs into a new EastLake II SPA. Adoption of this EastLake II SPA Plan established a new EastLake II SPA containing the previously approved EastLake Greens and EastLake Trails SPAs. This new SPA plan does not change any land uses or other provisions of the currently adopted SPA plans and associated plans including Design Guidelines, Public Facilities Finance Plan, etc., which will remain in effect as the detailed development policy documents for the individual neighborhoods. The neighborhood-specific plans shall be deemed "Supplemental Sectional Planning Area" plan which implement this newly formed SPA plan.

(Note: The GDP was not changed as part of the above amendment.)

I.1.2.5.2 Village Center North

Ordinance No. 2863 adopted August 6, 2002

Resolution No. 2002-264 adopted July 23, 2002

This amendment involved the refinement of uses within the "Village Center North" area. The retail commercial area north of Otay Lakes Road was amended from 36.9 acres to 38.1 acres. An additional 13.6 acres of Professional and Administrative uses and 16.4 acres of Research & limited Manufacturing are proposed. These additional areas were the result of the deletion of a large Public/Quasi-public use. The amendment was triggered when the large hospital/medical center complex previously intended to be developed within the Public/Quasi-public parcel north of the retail commercial area was not pursued by the medical services sponsor. The amendment

resulted in an expansion of the area designated for retail commercial uses and designation of Research and Limited Manufacturing (employment) uses on the remainder of the parcel located between EastLake Parkway and SR-125. A Supplemental SPA Plan, Village Center North, and related documents were processed concurrently with this GDP amendment for the areas with new land use designations.

I.1.2.6 2003 Amendments

I.1.2.6.1 Land Swap Amendment (CPF/RM)

Ordinance No 2905 (to amend PC District Regulations) Adopted 4/15/2003

Resolution No 2003-140 (to amend GP/GDP/SPA and text language regarding CPF sites) adopted 4/8/2003

This amendment involved the elimination of the CPF Site southwest of the SDG&E easement in the EastLake Greens Neighborhood (Land Swap Area) of the EastLake II SPA, and a project-wide update of the existing and proposed CPF sites. The Master Plan of CPF Sites and the text describing CPF sites was updated to reflect this amendment and current City standards

I.1.2.6.2 Village Center East (Kohls)

Ordinance 2925 (to amend PC Land Use District Map from VC-2 to VC-4 and new land uses for VC-4) adopted 7/8/2003

Resolution 2003-293 (to amend the GP, GDP, and VC North Supplemental SPA)

This amendment was a project specific amendment that allowed a specific department store to be permitted east of EastLake Parkway and north of Otay Lakes Road. This project has now been built.

I.1.2.7 The 2005 Amendments

I.1.2.7.1 Eastlake Design District (Repealed 2007)

Ordinance No. 2999 (to amend PC District Regulations to change Land Use District Map to add "overlay zone" and add text specific for the Design District - adopted April 5, 2005)

Resolution 2005-102 (to add sign guidelines for the EastLake Design District for the Design Guidelines Section of the SPA)

This amendment was sponsored by International Real Estate to create the EastLake Design District

(Note: The GDP was not changed as part of the above amendment.)

I.1.2.7.2 Eastlake Walk

Ordinance No 3018 (to change the PC Land Use District Map from BC-3 to VC-1a and to add new land uses for VC-1a District), adopted September 2005

Resolution 2005-288 (to change GDP designation from IR to CR)

This amendment was sponsored by Sudberry Properties to create the EastLake Walk commercial project.

I.1.2.8 The 2007 Amendments

Resolution 2007-299 (amend the GP, GDP and SPA designation of 16.7 previously developed acres from Industrial to Commercial).

Ordinance No. 3100 (Repeal of Ordinance No. 2999 and Resolution 2005-102, amend the PC Regulations and Design Guidelines of the SPA)

The 2007 amendments were intended to foster the proper growth and development of the Business Center II Area by promoting a greater variety of commercial uses in, the Business Center II area to achieve the originally planned and desired high-end mix of commercial, light industrial research and business uses. The General Plan, General Development Plan and the EastLake II Supplemental Sectional Planning Area were amended to change the land use designation of approximately 16.7 previously developed acres at the northeast corner of Fenton Street and Showroom Place within the Eastlake Business Center II from Limited Industrial to Commercial Retail.

The Planned Commercial (PC) District Regulations were amended to repeal the Design District Overlay Zone which prohibited a complementary mix of uses to support the attraction and retention of the existing home furnishing and design showrooms and retailers. This area was rezoned to a new zoning district, VC-5, which allowed the existing uses as well as a complementary mix of retail, restaurant and business uses. The balance of the former EastLake Design District Overlay, as well as 9.2 acres located on the south side of Fenton Street, were rezoned to BC-4 to encourage the light industrial, research, office and business uses original planned for the Business Center II area and consistent with the adjacent VC-5 District and existing development.

The PC Regulations were also amended to increase the maximum building heights within the EastLake Business Center II and to amend the Design Guidelines for EastLake Business Center II Supplemental SPA to establish special criteria and standards for building heights greater than 35 feet. New parking standards for furniture stores were also established.

I.1.3 Goals & Objectives

I.1.3.1 Purpose & Intent

This section provides goals and objectives intended to guide the development of EastLake II from inception through project completion. The attainment of some goals can only be measured during later phases of the planning process. And, the attainment of many goals anticipate actions by both the public and private sectors working together. One purpose of listing these goals and objectives is to guide the preparation of this General Development Plan. A further purpose is to use them during subsequent planning phases (*e.g.*, SPA plan, PFFP, design guidelines, *etc.*) to maintain consistency, assist in resolving issues and defining programs.

I.1.3.2 General Goals:

- To maintain and complete development of EastLake as an identifiable "community" within the City of Chula Vista; a community comprising distinct neighborhoods which provide human scale physical and social environment
- To provide for adequate schools, parks and recreation facilities, "community purpose facilities" and other public/quasi-public uses
- Conceptually size and locate land and facilities required for dedication to public or quasi-public purposes based on maximum residential development established with the General Development Plan, while providing standards and guidelines to refine sizes and locations as more detailed plans are prepared
- Establish implementation phasing that provides or assures provision of public facilities concurrent with residential development, recognizing that residential development phases and public facility increments often do not coincide exactly.
- Adopt a balanced and dynamic community development plan with efficiently organized elements.
- Organize and design the individual elements of the plan for public and private efficiency
- Recognize implementation and marketing factors in the allocation and phasing of land uses in the General Development Plan and create an implementation process that is consistent with those factors.
- Accommodate changing demographic patterns and cultural diversity in the plan.

I.1.3.3 Residential Goals:

- To promote reasonably priced new home opportunities, economic stability and the enhancement of property values.
- Identify the private costs of public policies for housing and development and balance them with the intended benefits to the community, recognizing these costs are paid by new home buyers.

- Encourage emerging housing concepts and provide a variety of housing types suitable for a range of potential residents
 - Provide for a range of intensity and product type consistent with each residential land use designation
 - Adopt development standards that encourage design innovation in housing and site planning concepts that are consistent with quality residential development.
-

I.1.3.4 Commercial & Industrial Goals:

- Encourage commercial and industrial facilities that enhance the economic viability and image of the City of Chula Vista and EastLake.
- Provide for development of commercial and employment uses that enhance public and private economic interests.
- Create strong linkage between the City of Chula Vista, EastLake, and the Olympic Training Center
- Encourage facilities that support emerging industries and shopping trends
- Provide for a range of intensity and uses consistent with each commercial and industrial land use designation
- Adopt development standards that include a level of flexibility that can accommodate new uses and structures to attract emerging industries and shopping trends.
- Provide parcel sizes, amenities, and infrastructure to serve the needs of emerging industries and commercial users.
- Promote employment opportunities, particularly in professional and high tech industries.
- Create specific incentive programs (public/private partnership) to attract professional and stable industries with emerging and long range employment opportunities for the residents of Chula Vista
- To use the most current water quality and watershed protection principles in the planning and design of commercial and industrial developments whenever possible.

I.1.3.5 Open Space, Parks & Recreation Goals:

- Provide adequate parkland and recreational facilities to meet the needs of new EastLake residents when needed.
- Conceptually size and locate land and facilities required for park dedication purposes based on maximum residential development established with the General Development Plan, while providing standards and guidelines to refine sizes and locations as more detailed plans are prepared

- Recognize that a range of types and sizes of parks is an integral component of a quality living environment. Within that range, establish quantified standards that define "parkland" and "park improvements" for park credit purposes during the implementation process.
- Create an implementation process that provides or assures provision of public facilities concurrent with residential development, recognizing that residential development phases and public park increments often do not coincide exactly.
- Incorporate new parks into the City's system as soon as these parks are ready to serve an increasing resident population.
- Encourage efficiency and cost savings in park acquisition/maintenance through cooperation and integration among public, private, and quasi-public interests.
- For facilities intended to serve more than the local resident population, establish maintenance district boundaries, or other means, so that costs for park and open space maintenance are consistent with the area intended to be served or benefited.
- Implement the Chula Vista Greenbelt within EastLake consistent with the Chula Vista General Plan.
- Maximize the utility and benefits of the Salt Creek Corridor consistent with natural resource protection
- Protect areas within Salt Creek with significant biological resource
- Locate facilities and amenities within the Salt Creek Corridor that promote recreational and educational experiences outside areas of significant biological resources
- Use parks and open space to reinforce community structure, design and safety.
- Design and integrate parks and open space areas into the community fabric to maximize their benefits and enhance community cohesiveness.
- Integrate trails and paths into the overall circulation system to provide alternative circulation routes.
- Include a comprehensive brush management plan for open space areas in SPA Plans.

I.1.3.6 Public Facilities, Circulation & Infrastructure Goals:

- Provide a balanced community transportation system consistent with the City's Circulation Element
- Implement, as needed, community circulation improvements required to serve new development within EastLake.
- Contribute to regional facility improvements in proportion to project traffic impacts consistent with the City's Threshold Standards
- Encourage practical non-vehicular circulation

- Connect neighborhoods and community facilities with pedestrian trail/bicycle route facilities.
 - Plan for future public transit facilities and transportation demand measures; such as, park-and-ride facilities, vanpools, shuttle services, and telecommunications (for home office).
 - Encourage public facilities and infrastructure that are appropriate to individual circumstances.
-
- Review specific instances where aesthetic or environmental benefits may warrant an exception to standards for public facilities or infrastructure.
 - Determine the need and requirements for public and quasi-public facilities within EastLake II.
 - Explore the development of integrated telecommunications systems within the EastLake community, which would enhance communications between home, work, schools, and other community services.
 - Continue to enhance the quality of the EastLake community through excellence in public and private education facilities, which serve all residents.
 - Evaluate and phase the availability of adequate public facilities to satisfy the City's Threshold Standards
 - Provide opportunities for "community purpose facilities," such as, churches, child care facilities, community meeting areas, and private educational services and recreational facilities.

I.1.3.7 Plan Administration Goals:

- Promote the coordination and communication between public agencies, community groups, the developer and builders.
- Provide effective development plan administration, implementing an adopted community structure, which promotes efficient and timely economic growth and development
- Create an administrative process that allows for density transfers and other refinements in SPA Plans, providing they are consistent with the established community structure and do not create significant adverse environmental, public service or infrastructure impacts.
- Provide an implementation process that allows for change and refinement within established parameters, to preclude the burden of a formal amendment process for revisions that are consistent with the framework and intent of the plan.
- Create efficient processing procedures for all phases of plan implementation.
- Establish, within the implementing document, processing times for each level of plan review, appeal, amendment, or other routine application where these are not otherwise covered by City ordinance.

- Create a process that allows efficient conveyance of large parcels where no added entitlement or construction is involved in the subdivision
- Balance the subdivision dedication of public facilities and other development exactions with the fiscal impacts to development
- Create an implementation process which links the financing required for subsidy and exaction costs in early stages of development with the timing and amount of development revenues and consistency with the City's Threshold Standards
- Encourage efficiency in the environmental review process.

I.1.3.8 Economic Goals:

- Promote the economic vitality of both public and private interests.
- Incorporate positive economic results or incentives to both public and private interests at each phase of implementation
- Promote planning that positively positions Chula Vista and EastLake in the context of State and regional competitive forces
- Establish minimum economic performance goals.
- Define in the Public Facility Financing Plan any required exaction so that the cost and timing of the exaction can be budgeted.

I.1.4 Purpose & Scope

This General Development Plan (GDP) establishes development parameters for the EastLake II General Development Plan Area, which is illustrated in Exhibits 2 and 4. The GDP addresses the distribution of land uses, circulation pattern, defines the overall community structure and establishes development densities.

The purpose of the plan is as follows:

- Assure a high quality of development, consistent with the objectives of the developer, City of Chula Vista, and community
- Provide for orderly planning and long range development of the project to ensure community compatibility.
- Preserve open space and natural amenities on the property whenever possible.
- Establish a planning and development framework to allow diverse land uses to exist in harmony within the planned community and surrounding developments.

The GDP establishes land use districts for the site and defines in broad terms the type and intensity of development permitted in each district.

The Environmental Impact Report prepared in conjunction with the General Development Plan and subsequent amendments, fulfills the environmental review requirements for any proposed development as long as the development is in conformance with the GDP.

The GDP is implemented through the adopted Sectional Planning Area (SPA) Plan, which is more detailed. Therefore, the GDP is designed to function as a policy bridge between the City's General Plan and the SPA Plan.

The EastLake II General Development Plan is established in accordance with Sections 65450 through 65553 of the State of California Government Code (Specific Plans) and Sections 19.07.010 through 19.07.030 of the City of Chula Vista Municipal Code, and applies to the property outlined by the General Development Plan Map, included as Exhibit 4.

I.1.5 Definitions

I.1.5.1 General

The definitions of all terms used in this document shall have the same meaning as used in the adopted Chula Vista General Plan and Municipal Code, unless otherwise specifically defined herein

I.1.5.2 Additional Definitions

Land Swap Area

This is the land area added to the EastLake Community from an exchange of land with the adjacent property owner. It is comprised of two parcels west of the previously adopted EastLake II SPA (Greens Neighborhood) area, more specifically defined as:

Northern Land Swap Parcel

A triangular parcel formed by Otay Lakes Road to the northwest, SR-125 to the east, and the boundary between the Otay Ranch to the southwest.

Southern Land Swap Parcel

This parcel is bounded by SR-125 to the west, Olympic Parkway to the south, and to the north and east by the southwestern boundaries of the original EastLake Greens Neighborhood (generally along the SDG&E easement).

Planned Community of EastLake:

The planned community of EastLake refers to the combined area of EastLake II and EastLake III, as depicted in Exhibit 2 herein

Village Center North

The portion of the Village Center located north of Otay Lakes Road, including the planning areas identified as VC-1, VC-2, VC-4, and E-10 in the EastLake Village Center North Supplemental SPA.

I.1.6 Regional Context

The Eastern Territories identified in the Chula Vista General Plan are primarily comprised of several large planned communities. The planned community of EastLake was the first of these significant developments to be planned and implemented as a comprehensive planned community. It has evolved into two major implementation components, known as EastLake II and EastLake III, which combined represent the total EastLake project. It has always been envisioned as a complete community which included a full range of community components, providing opportunities to live, work, shop, and play within one master planned community.

To compare EastLake II to the other three largest planned communities, the following table provides the percentage allocation of land to uses comprising the live, work, shop, and play concept.

Table A
Land Use Balance

Planned Community	Live ¹	Work ²	Shop ³	Play ⁴
EastLake II ⁵	48.3%	10.7%	6.5%	11.5%
Rancho del Rey ⁶	52%	1.4%	4.6%	3.2%
Otay Ranch ⁷	35%	3%	3.9%	2%

1. Live: Includes all residential land uses as a percentage of the total project area.
2. Work: Includes all industrial, office & administrative land uses as a percentage of the total project area.
3. Shop: Includes all commercial land uses as a percentage of the total project area.
4. Play: Includes all park and recreation uses as a percentage of the total project area.
5. EastLake II: Includes all of EastLake II GDP.
6. Rancho del Rey: Includes all areas in the adopted El Rancho del Rey Specific Plan.
7. Otay Ranch: Includes the Urban Villages (Otay Valley Parcel) in the adopted Otay Ranch GDP.

Note: The statistics in the above table are as of the adoption of this GDP and may change from time to time as projects are amended.

I.1.7 Site Characteristics

The EastLake II General Development Plan consists of approximately 2,300 acres at the eastern edge of the City's incorporation boundary. Otay Lakes Road bisects the planned community from east to west dividing the GDP into two major areas. The area to the north, which includes the EastLake Hills, EastLake Shores, and Salt Creek I residential neighborhoods and the Business and Village Centers, is known as EastLake I SPA. The area south of Otay Lake Road includes, from west to east, the EastLake Greens and EastLake Trails Neighborhoods (See Exhibit 3).

All surrounding properties are either developed, under development or planned for development. The GDP area is bounded to the north by the Salt Creek Ranch and Rancho San Miguel planned communities; to the west by Otay Ranch Village Five and a subdivision known as Telegraph Canyon Estates; to the east by the EastLake III General Development Plan area; and to the south by Otay Ranch Village Eleven, south of Olympic Parkway.

The project site is generally comprised of gently rolling topography with the Salt Creek corridor forming the predominate geographic feature. The rounded features of the site reflect the years of plowing and discing associated with its historical dry farming use. Localized views to Salt Creek and adjacent hillsides available from hillside locations. The range in elevation is approximately 150 feet from the creek bed to hilltop.

Salt Creek is also the significant natural resource on the site. The southernmost portion has been identified as an environmentally sensitive area because of its biological and wildlife habitat value, and aesthetic value. The original EastLake EIR (EIR 81-03) biological survey of the area identified sensitive resources within Salt Creek and in the southernmost portions of the site. No significant archaeological or cultural resources have been identified in several surveys of the project site. Currently, most adjacent properties have been developed.

I.1.8 General Development Plan

I.1.8.1 Land Use

The General Development Plan designates a wide range of residential densities, residential support uses, commercial and employment uses. Residential support uses are found within the Public/Quasi-Public (PQ) category. These uses include schools, utility sites, and other community facilities. A significant amount of employment uses (Professional and Administrative, and Research and Limited Manufacturing) is designated in the north-central portion of the plan area. Commercial areas are designated adjacent to the planned SR-125 interchanges at Otay Lakes Road and Olympic Parkway. See Exhibit 4, the General Development Plan Map.

Additional land use detail and statistics are included in the Sectional Planning Area (SPA) Plan as the Site Utilization Plan. The purpose of this plan is to provide a more specific level of detail of uses included as broad categories in the General Development Plan.

I.1.8.2 Planned Community District Regulations

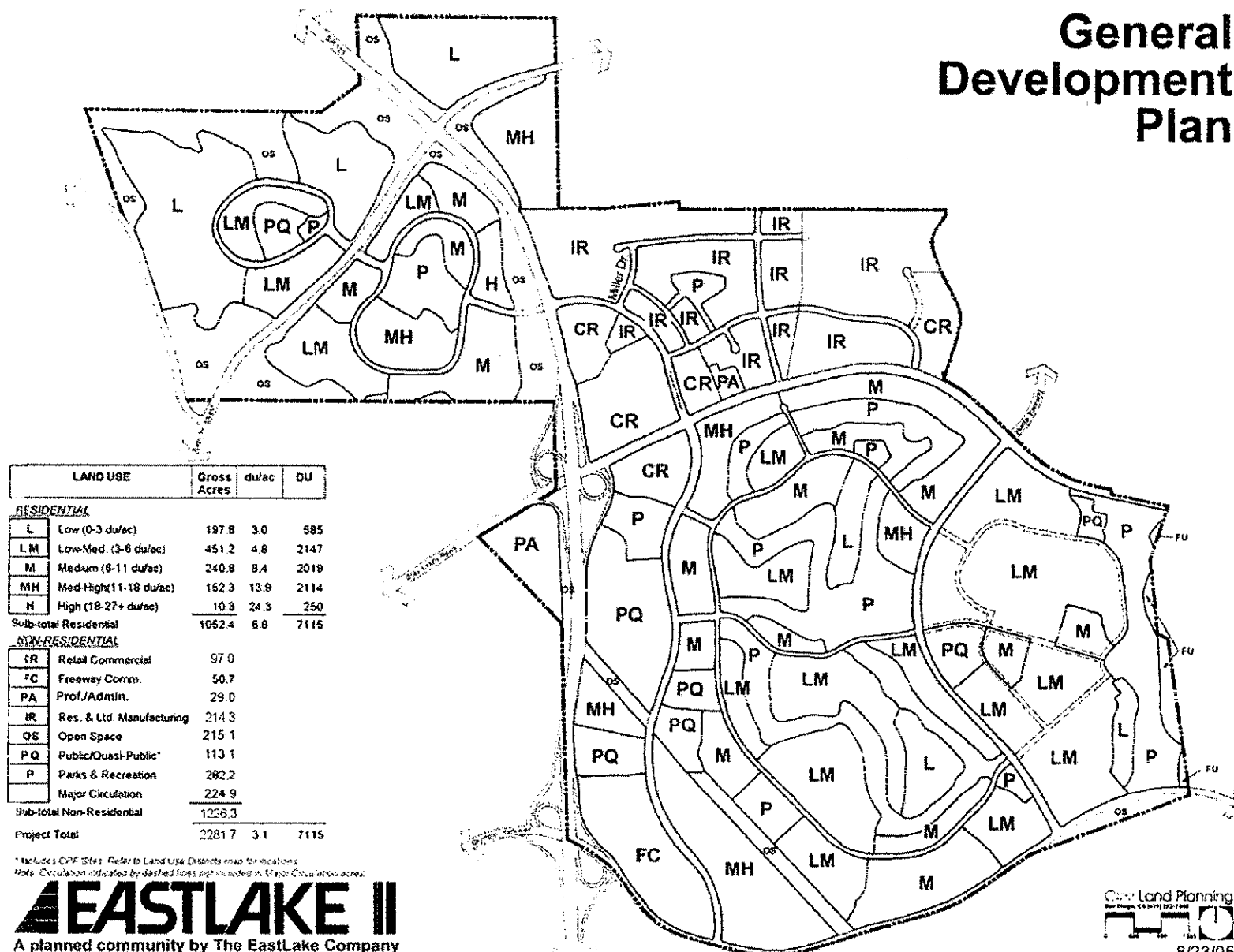
With respect to development standards and use regulations, the Planned Community (PC) District Regulations provide detailed standards that are applicable to each parcel of land. These Planned Community District Regulations, as a component of the General Development Plan for the EastLake II (expanded EastLake I) provide the primary development regulations for all four SPA Plans within the GDP area. Within the Planned Community District Regulations, the Land Use Districts exhibit, provides the geographic distribution of the various land use districts.

I.1.8.3 Plan Summary

The project consists of five residential neighborhoods: EastLake Hills, EastLake Shores, EastLake Greens, EastLake Trails, and Salt Creek I. The project includes sites for necessary public facilities including a high school, two community parks and three elementary school sites to be shared with EastLake III.

Detailed development policies, standards and programs are provided in SPA Plans to assure well-planned, quality development, conservation of important onsite resources and provision of adequate and timely public services and facility improvements to serve the project.

General Development Plan



EASTLAKE II
 A planned community by The EastLake Company

City Land Planning
 San Diego, CA 92171 (619) 594-1000
 8/23/05
 Adopted 12/18/07

I.1.9 Plan Summary / Statistics

I.1.9.1 Statistical Summary

The statistics on the following pages, in Table B Land Use and Table C Residential Densities, are based on the overall General Development Plan and detailed by SPA Plan area. In the event that the statistics on these tables vary, due to density transfers or refinements, from any adopted SPA Site Utilization Plan map the SPA Plan shall prevail.

I.1.9.2 Density Transfer

In order to promote flexibility in residential densities, the transfer of dwelling units from one residential category to another within any SPA may be approved as a part of the SPA plan approval process. Notwithstanding this provision, the clustering provisions of the General Plan Update shall be utilized to maintain the community character inherent in the density categories established by this General Development Plan.

Transfers of density shall be based on evidence that the proposed transfer would substantially improve the spatial or functional relationships of the involved SPA, or would materially increase the quality of land use, circulation or conservation pattern thereof. Transfers of density into the low density category should not result in a reduction in lot size requirements.

Transfer of units from one parcel to another within the same SPA may be processed administratively if:

1. the proposed unit count for all parcels remains within the range (s) indicated on the Site Utilization Plan;
2. the proposed product types are consistent with those listed for each parcel on the Site Utilization Plan; and,
3. the GDP and SPA total number of dwelling units is not exceeded

Modifications that are not consistent with all these criteria shall require a formal SPA amendment.

Should such a transfer be approved, applicable statistics and the General Development Plan Map shall be revised as an administrative matter without the necessity of a formal plan amendment.

Table B
GDP Land Use Statistics (acres)

Land Use Category	NEIGHBORHOOD AREA						TOTALS
	Hills	Shores	Salt Creek I	Greens	Trails	Business Center ¹	
RESIDENTIAL							
Low (0-3 du/ac)	109.4	0	43.6	34.4	10.4	0	197.8
Low-Medium (3-6 du/ac)	35.3	36.4	0	183.9	195.6	0	451.2
Medium (6-11 du/ac)	0	66.3	0	156.1	18.4	0	240.8
Medium-High (11-18 du/ac)	0	24.3	28.5	99.5	0	0	152.3
High (18-27 du/ac)	0	10.3	0	0	0	0	10.3
Sub-total	144.7	137.3	72.1	473.9	224.4	0	1052.4
NON-RESIDENTIAL							
Retail Commercial	0	0	0	19.6	0	38.1	97.0
Freeway Commercial	0	0	0	50.7	0	0	50.7
Professional & Administrative	0	0	0	29.0	0	0	29.0
Research & Limited Manufacturing	0	0	0	0	0	245.1	214.3
Open Space	93.6	54.8	18.9	37.9	5.3	4.6	215.1
Public/Quasi-public	10.0	0	0	85.3	17.8	0	113.1
Parks & Recreation	2.4	21.4	0	197.8	51.5	9.1	282.2
Major Circulation	*	*	*	105.0	16.0	*	224.9
Future Urban	0	0	0	0	0	0	0
Sub-total	106.0 ²	76.2 ²	18.9 ²	521.0	113.7	310.5 ²	1226.3
TOTAL	250.7 ²	213.5 ²	91.0 ²	994.9	338.1	310.5 ²	2281.7

* Acreage not allocated

¹ Includes Village Center North uses

² Excludes Major Circulation

Table C
GDP Residential Density (dwelling units)

Residential Category	NEIGHBORHOODS AREA					TOTALS
	Hills	Shores	Salt Creek I	Greens	Trails	
Low (0-3 du/ac)	291	0	169	94	31	585
Low-Medium (3-6 du/ac)	163	186	0	872	926	2147
Medium (6-11 du/ac)	0	663	0	1170	186	2019
Medium-High (11-18 du/ac)	0	426	381	1307	0	2114
High (18-27 du/ac)	0	250	0	0	0	250
<i>Total</i>	454	1525	550	3443	1143	7115
Average Density (du/ac)	3.1	11.1	7.6	7.3	5.1	6.8
Population (@2.88/du)	1308	4392	1584	9916	3292	20491

I.1.10 Conformance with the General Plan

I.1.10.1 Introduction

This section describes the conformance of the project with the Chula Vista General Plan; the history of the project to various General Plan updates, and; the relationship of the project to the specific elements of the General Plan. Implementation of this GDP shall be consistent with the requirements of the General Plan. Specific implementation and phasing strategies have been, and will be, provided in the various SPA Plans which comprise EastLake II GDP Planning Area.

I.1.10.2 Background & History

When the planning of EastLake began in 1979 the General Plan for the Eastern Territories had not been developed to its current state, since development of a new community on the scale of EastLake had not been conceived prior to that time. Individual development proposals were incrementally added as amendments to the General Plan. The approval of EastLake I, which included the now existing communities of EastLake Shores, EastLake Hills, and the first phase of the EastLake Business Center, was one of these incremental general plan amendments adopted in 1982.

The submittal of plans for the next phase of EastLake community planning, EastLake Greens and EastLake Trails, occurred prior to the comprehensive General Plan update, but was not adopted until 1989. This planning was reflected in the General Plan and adopted as the EastLake II GDP. The categories were broad interpretations of the specific planning being proposed for these neighborhoods. The EastLake Greens neighborhood submittal included a SPA Plan concurrently with the General Plan and GDP. The EastLake Trails neighborhood only included the concurrent processing of the EastLake II GDP.

The next update of the General Plan in EastLake occurred when the EastLake III GDP area was approved, bringing the Olympic Training Center to Chula Vista in 1990. A GDP was adopted and reflected in a concurrent General Plan amendment.

The most recent major amendment to the General Plan for the EastLake community occurred in 2005 as a city-wide General Plan Update (GPU), which changed the land use designation in a portion of Village Center north from Industrial to Commercial. This GPU amendment included the 2005 amendment to this General Development Plan.

The General Plan was amended in 2007 to reclassify a 16.7-acre area previously developed as the EastLake Design District featuring furniture and home design businesses from Industrial to Commercial to better reflect the current and desired use of the property.

The General Plan amendments and updates for EastLake reflect a consistent process of evolution since its original conception as a new community. All have been amendments adopted concurrently with more detailed development proposals. The current proposed amendment to the General Plan for the EastLake Trails neighborhood is the most recent example of this process. This concurrent planning process has maintained an ongoing consistency between the General Plan and the GDPs and SPAs.

I.1.10.3 Conformance with the General Plan Elements

I.1.10.3.1 Land Use Element

EastLake II General Development Plan consists of approximately 2,300 acres. The individual neighborhoods of the EastLake II GDP consist of the Salt Creek I, Hills, Shores, Business Center I and II, Greens/Land Swap and the Trails

The Salt Creek I neighborhood is located north and south of East "H" Street, east of the future SR-125 freeway alignment. The General Plan designates this neighborhood Medium-High Residential (11-18 du/ac). The GDP land use designation and maximum number of dwelling units allowed on this site is about 7.6 du/ac which is below the General Plan permitted density.

The Hills neighborhood located north of "H" Street is designated Low Residential (0-3 du/ac), Low-Medium (3-6 du/ac) and Open Space with an elementary school. The GDP consists of single family residential and open space uses consistent with the land use pattern established by the General Plan. The EastLake Elementary School and park are located as indicated on the General Plan Land Use Plan. The neighborhood overall density is approximately 3.0 du/ac, which is at the lower end of the General Plan designation.

The Shores neighborhood located south of "H" Street is designated a wide range of residential densities including Low-Medium (3-6 du/ac), Medium (6-11 du/ac), Medium-High (11-18 du/ac), and High (18-27 du/ac). The GDP land use is consistent with the various densities arranged around the private lake which is shown on the General Plan as Public/Quasi-Public and Water. There is also a small portion of open space reflecting the canyons to the southwest of the residential neighborhoods. The overall neighborhood density is approximately 11 du/ac, which is at the low end of the General Plan density range for this area.

The Village Center is located north of Otay Lakes Road and is designated Retail Commercial in the GDP. The Village Center is consistent with the General Plan and is intended to be developed as a Commercial-Retail plus a minor area of Research & Limited Manufacturing. The adjacent area on the east side of EastLake Parkway is designated Professional and Administrative and is designated in the GDP for professional and administrative uses.

The first phase of the EastLake Business Center is located in EastLake II General Development Plan and is designated Research and Limited Manufacturing on the General Plan. This area is planned to accommodate a broad range of business and industrial uses in the GDP to provide local employment opportunities to the community.

EastLake Business Center II is located within the EastLake II General Development Plan and is designated Research and Limited Manufacturing and Retail Commercial. This area is planned to accommodate a broad range of industrial and retail uses along with complementary commercial uses.

The Greens neighborhood is designated for a wide range of residential, retail commercial and public uses on the General Plan. The GDP designates the area at the southwest corner of Otay Lakes Road and EastLake Parkway as retail commercial to provide for a community shopping center. The residential uses vary, including, Low-Medium (3-6 du/ac), Medium (6-11 du/ac), and Medium-High (11-18 du/ac). The overall neighborhood density is about 7.2 du/ac, which is well within the average density of the General Plan.

The public uses on the General Plan designate an area for a high school, community park, elementary school, neighborhood park, water utility reservoir, and freeway commercial. The southern portion of the "Land Swap" includes Medium-High Residential and Freeway Commercial. The northern portion of the "Land Swap" includes professional and administrative area on Otay Lakes Road. The GDP is consistent with the pattern of land uses designated on the General Plan. The focal point of the Greens neighborhood is the EastLake Golf Course which is integrated within the residential neighborhood. Residential densities are varied throughout the GDP as permitted by the General Plan with the overall density within the acceptable range.

The Trails neighborhood is designated Low-Medium (3-6 du/ac), with open space, elementary school, neighborhood park, and a small neighborhood commercial center at the corner of Otay Lakes Road and Hunte Parkway. The commercial center is no longer included in the GDP and will be eliminated. The GDP adjusts the location of the elementary school, which is permissible by the General Plan, and designated the Salt Creek Open Space Corridor as a community park which will serve both the EastLake II General Development Plan, but also the EastLake III General Development Plan area. The proposed density of 5.1 du/ac is consistent with the General Plan density range.

I.1.10.3.2 Circulation Element

The General Plan Circulation Element designates four major road facilities to serve the EastLake II General Development Plan. SR 125 is planned as a major freeway/toll road providing regional access to the area by connecting the Otay Mesa Border Crossing to freeways to the north such as SR-54, and I-8. The GDP provides the future right of way needed for SR-125.

The General Plan also designates three Prime Arterial roadways providing east west access to the area from I-805: "H" Street, Otay Lakes Road and Olympic Parkway. Each of these roads requires a right of way to accommodate 4 lanes of traffic with raised medians. EastLake Parkway and Hunte Parkway are shown as major roads (4 lanes) and several local streets are designated as collector roads. All General Plan roads are shown on the GDP and adequate provisions are included to accommodate traffic generated by the development.

I.1.10.3.3 Parks & Recreation and Conservation/Open Space Elements

The General Plan designates a community park on EastLake Parkway adjacent to the high school and two neighborhood parks in the Greens and Trails neighborhoods. There are also major open space corridors shown along the north side of the Hills which reflects steep topography and also along Salt Creek in the Trails neighborhood. The Hills open space is treated as natural open space in the GDP, however, the Salt Creek Open Space is planned for a combination of community park, mitigation areas for habitat protection and a private homeowner's swim complex and fishing lake. This combination of public and private park and open space uses is consistent with the General Plan Open Space land use category.

The neighborhood parks are located within the Greens and the Trails neighborhoods and the GDP supplements these park facilities with a number of private park facilities which include swimming pools, basketball courts, tennis courts, picnic facilities, community meeting facilities and tot lots located within the residential neighborhoods. The Trails neighborhood park will be incorporated into the Salt Creek Community Park, which actually provides more park land than shown on the General Plan for EastLake II GDP.

I.1.10.3.4 Public Facilities Element

The Public Facilities Element provides policy guidance for all development projects. It addresses water, sewer, drainage, hazardous waste disposal, schools and libraries. The EastLake II General Development Plan implementation documents will provide detailed plans for the provision of public facilities in accordance with adopted Master Plans and the City's Quality of Life Threshold Standards.

This GDP must prepare a comprehensive Public Facilities Financing Plan for each neighborhood to identify the public facilities to be provided by the developer to serve the development. Water plans for each neighborhood are approved by the Otay Municipal Water District and required facilities must be financed by the developer. Sewer plans are required to conform to the City's Sewer Master Plan and facilities such as transmission mains and pump stations are made conditions of tentative maps. Drainage facilities are designed on the basis of master drainage plans and financed and made conditions of the development.

Hazardous wastes must be disposed of in accordance with State requirements of the Department of Health Services and the County Hazardous Materials Management Division. The only facility in Chula Vista is located at the Otay Landfill.

Master plans for both the elementary school district and the high school district provide the site locations for schools designated on the General Plan. The GDP includes these school sites on the land use map and the Public Facilities Financing Plans provide the phasing and financing implementation necessary to construct schools in accordance with the school districts enrollments.

I.1.10.3.5 Housing Element

The Housing Element requires that all major projects shall construct 5% low income housing and 5% moderate income housing consistent with the HUD guidelines based on size and family incomes. The GDP addressed this requirement and lays out the framework for an Affordable Housing Agreement which implements the General Plan policy for each neighborhood. The EastLake II General Development Plan provides for 5% low income housing and 5% moderate income housing in accordance with the General Plan.

I.1.10.3.6 Safety Element

The City of Chula Vista provides for public safety and seismic protection through a variety of mechanisms addressed in the GDP and implementation programs. Fire stations are located in the GDP based on travel times to respond in case of fire or medical emergencies. Water supplies are engineered to accommodate peak demand periods. Streets are designed with adequate widths and safe routes for emergency vehicles. Building codes ensure the safety of buildings and seismic studies of fault lines to identify appropriate setbacks and other safeguards in the event of an earthquake. New development planned in this GDP is in conformance with all of the life and property protections contained in the General Plan and implementing building codes and fire codes.

I.1.10.3.7 Noise Element

The Noise Element requires that the City apply noise protection standards which recognize the right of every citizen to live and work in a safe environment without excessive noise. Noise studies are carried out in conjunction with the environmental impact report requirements for GDP's to identify setbacks or noise buffers for sensitive areas within the development. These measures are carried out in the development of the project. There are no identified major noise generators located within the GDP and the development is consistent with the policies of the General Plan.

I.1.11 Implementation

I.1.11.1 Growth Management/Phasing

This GDP will be used by the City and the developer to ensure that development occurs in an orderly fashion and that public facilities are provided concurrent with need while, at the same time, providing flexibility to allow the developer to respond to changing market conditions. The conceptual phasing information has been and will be presented in SPA Plan to be developed primarily for the purposes of determining preliminary circulation and public facility requirements. The objective of these phasing plans is that public facilities will be provided concurrent with need and in accordance with the threshold standards established by the City of Chula Vista.

I.1.11.2 Community Facilities & Improvements

Specific community facility requirements will be identified for each SPA Plan. The following standards have been established for community facilities.

- **Circulation:** Development within EastLake II shall comply with the City's Level of Service "C" requirement for the operation of circulation element roads. A transportation phasing plan consistent with the City's Growth Management Element shall be incorporated into the SPA Plans to ensure that level of service standards are met.
- **Water:** A detailed water master plan shall be prepared in conjunction with each SPA Plan. The water master plan shall be subject to review and approval by the Otay Water District.
- **Sewer:** A detailed sewer master plan shall be prepared in conjunction with each SPA Plan. The sewer master plan shall include consideration of reclaimed water and shall be subject to review and approval by the City of Chula Vista.
- **Drainage:** A conceptual drainage plan shall be included in each SPA Plan. The conceptual drainage plan shall, in particular, address drainage areas in Salt Creek. Drainage plans for individual developments shall be prepared to the satisfaction of the City Engineer.
- **Fire and Police:** Each SPA Plan shall define specific facility requirements for fire and police protection to the satisfaction of the Chula Vista Police and Fire Departments.
- **Schools:** School facility requirements shall be defined in EastLake II GDP and each subsequent SPA Plan to the satisfaction of the Chula Vista Elementary School District and the Sweetwater Union High School District. Three elementary school sites and one high school site are provided within the EastLake II GDP area. As of this most current GDP amendment, all sites have been implemented.

I.1.11.3 Community Purpose Facilities

I.1.11.3.1 Purpose & Intent

Chapter 19 48. P-C - Planned Community Zone, requires that all land in the PC zone provide a minimum of 1.39 acres of land per 1,000 persons for community purpose facilities (CPF), such as: a) Boy Scouts, Girl Scouts, and similar organizations; b) social and human service activities, such as Alcoholics Anonymous; c) services for the homeless; d) services for military personnel during the holidays; e) senior care and recreation; f) Worship, spiritual growth and development, and teaching of traditional family values; g) non-profit or for profit day care facilities that are ancillary to any of the above or as a primary use. For profit facilities as primary use are subject to further requirements and additional criteria as outlined in Section 19 48.025 (f); h) private schools that are ancillary to any of the above; i) interim uses, subject to the findings outlined in 19.48.025(E); and j) recreational facilities, such as ball fields for non-profit organizations serving the local community, subject to the requirements outlined in 19.48.040(B)(6)(d). However, where recreational ball fields are desired as a conditional use in Community Purpose Facilities land use districts, a "CPF Master Plan", showing the specific boundaries of the master plan and existing and proposed distribution of CPF uses within a SPA, GDP or overall Planned Community shall be considered and approved by the Director of Planning and incorporated as part of the Planned Community's General Development Plan(s). In addition, recreational ball fields shall not utilize more than 35% of the overall SPA, GDP or Planned Community CPF acreage required, and no park credit may be granted for community purpose ball fields.

The total acreage required may be reduced by the City council in certain circumstances such as when shared parking facilities are available with other facilities.

I.1.11.3.2 Proposed CPF Master Plan

The CPF Master Plan boundaries encompass EastLake Greens (including the "Land Swap" Parcels), EastLake Trails, EastLake Business Center II, EastLake Vistas and EastLake Woods (see Exhibit 5). Four sites are distributed throughout the remaining SPAs insuring that each future CPF site will serve a different neighborhood. In addition, the sites are located along major road to enhance accessibility to the facility by community residents.

Based upon the anticipated development statistics for the CPF Master Plan area, the overall combined CPF acreage required and proposed is as follows:

Table D
Community Purpose Facility Acres for EastLake

Note: A concurrent amendment to the EastLake III GDP is in process. It will, if adopted, include an amendment to this table and the text that follows

	EastLake II* Greens Neigh**	EastLake II* Trails Neigh.	EastLake III (adopted GDP)	Total
Dwelling Units	3443	1143	2061	6647
CPF ac/du	0.004003	0.004003	0.004003	--
CPF Required (ac)	13.8	4.6	8.3	26.6
CPF Provided (ac)	15.8	4.6	10.8	31.1
<i>* EastLake I (North of Otay Lakes Road) is excluded from this table.</i>				
<i>** Includes proposed Land Swap amendment.</i>				

I.1.11.3.3 Proposed CPF Sites

The CPF Master Plan provides a total of 31.1 acres in four different sites. Exhibit 5, identifies the proposed CPF sites which are described in more detail below

Site 1 (Existing): Located in EastLake Greens, a portion of this 15.8-acre site (12.2 acres) has been conveyed to a religious institution for use as a place of worship. The remaining portion of the site 3.6 acres is currently available for acquisition and use for community purpose facilities and is further described below

Site 1 (Future): Located in EastLake Greens on the east side of EastLake Parkway, south of the SDG&E power easement. This 3.6-acre site is currently available for acquisition and use for community purpose facilities

Site 2: This CPF site is located within the Trails neighborhood and is proposed to conditionally permit little league ball fields for non-profit organizations serving the local community. The development of the site (4.6 acres) would be subject to the requirements outlined in the EastLake II Planned Community District Regulations and Section 19.48.040(B)(6)(d) of the Chula Vista Municipal Code

Site 3: This site is located in the Vistas neighborhood of EastLake III GDP and consists of 10.8 acres. The future Vistas SPA Plan will refine the exact location and acreage this site

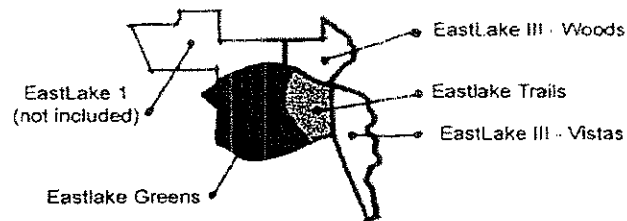
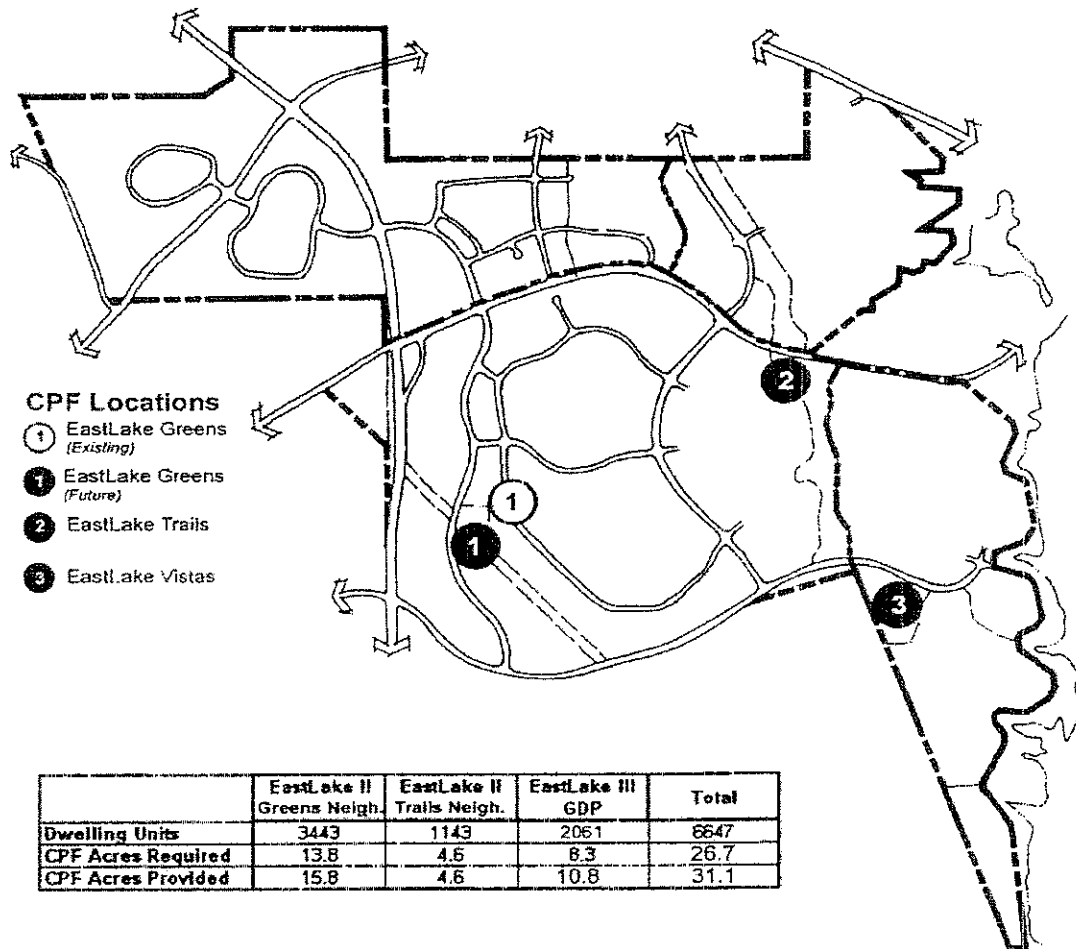
The sites identified on this Master Plan are, or will be, designated in the Planned Community District Regulations as "CPF" to insure their continued availability pursuant to city requirements.

With the exception of CPF site Nos. 2 and 4, which will include little league ball fields as a conditional use permit, the above mentioned CPF sites could accommodate by conditional use permit the following land uses:

- Boy Scouts, Girl Scouts, and other similar organizations;

- Senior care and recreation;
- Worship, spiritual growth and development, and teaching of traditional family values;
- For profit and non-profit day care facilities that are ancillary to any of the above;
- Private schools that are ancillary to any of the above;
- Interim uses, subject to the findings outlined in Section 19.48.025(E) of the Chula Vista Municipal Code;
- Recreational ball fields not to exceed 35% of the overall CPF acreage requirement for the CPF Master Plan.

Master Plan of Community Purpose Facilities



EASTLAKE III
A planned community by The EastLake Company

Civil Land Planning
San Diego, CA 92119 619-594-1400
4-4-01

Exhibit 4

I.1.11.4 Development Agreement

A development agreement currently exists for development in EastLake II. The purpose of the agreement was to ensure that the developer will participate in the construction and financing of public facilities and to ensure that the land use entitlements provided for in this GDP are achieved. This agreement was entered into by all parties prior to the issuance of any permits for development within the plan area and shall bind future landowners/developers who acquire interests in the property. Amendments of mutual benefit may be made from time to time to insure its vitality.

I.1.11.5 Subsequent Review

The EastLake II GDP will be implemented, pursuant to the Chula Vista Municipal Code, through the subsequent adoption of a series of plans and programs, which are summarized below:

- **SPA Plans**

EastLake II will be comprised of several SPA Plans. The areas north of Otay Lakes road have been implemented as the EastLake I and Salt Creek I SPA Plans. The area south of Otay Lakes Road and west of Hunte Parkway is being implemented as the EastLake II SPA (Trails and Greens Neighborhoods) Plan. The area south of Otay Lakes Road and east of Hunte Parkway will be implemented as the EastLake II SPA (Trails and Greens Neighborhoods) (Refer to Exhibit 3 for location of these SPA Plan areas)

- **Other Related Planning/Review Programs**

All areas for future development in the EastLake II GDP will be subject to the adopted provisions of the following supplemental planning documents:

1. Planned Community District Regulations;
2. Design Guidelines;
3. Public Facility Financing Plans;
4. Affordable Housing Programs;
5. Air Quality Improvement Plans;
6. Water Conservation Plans;
7. Development Agreements;
8. Salt Creek Park Master Plan;
9. Precise Plans for non-residential development;
10. Conditional Use Permits where required;
11. Site Plan and Architectural Review; and,
12. Tentative Tract Maps

I.1.12 Administrative & Legislative Procedures

The administration and legislative procedures applicable to the EastLake II GDP are those specified in Chapter 19 48, P-C- Planned Community Zone, in the Chula Vista Municipal Code, with Sections 19.48.070 and 10 48 080 having specific applicability

SUPPLEMENTAL SPA PLAN

EastLake Village Center North Sectional Planning Area (SPA)

**Adopted July 23, 2002
by Resolution No. 2002-264**

Project Sponsor.
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SECTION II.2 SECTIONAL PLANNING AREA (SPA) PLAN

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SECTION II.2 SECTIONAL PLANNING AREA (SPA) PLAN

II.2.1 Introduction

II.2.1.1 Background, Scope & Purpose of the Plan

EastLake Village Center North is a refinement of the original EastLake Village Center established in the EastLake I approval in 1985 and will complete the anticipated retail and office commercial uses to be developed at the heart of the Planned Community of EastLake.

The Village Center North area includes the Commercial and Research & Limited Industrial uses bounded by EastLake Parkway, Otay Lakes Road, and SR-125, plus the Professional & Administrative use northeasterly of the intersection of EastLake Parkway and Otay Lakes Road. These three uses comprise the Village Center North planning area included in this supplemental SPA Plan.

The first three residential neighborhoods (EastLake Hills, EastLake Shores, and Salt Creek I) and the commercial and industrial districts (EastLake Village Center and EastLake Business Center I) were approved in the EastLake I SPA. EastLake Greens was the fourth residential neighborhood and extended development south of Otay Lakes Road and further to the east. EastLake Greens included the Village Center South which has been constructed across Otay Lakes Road from the undeveloped initial Village Center site, now known as Village Center North. With the continued development of the EastLake community around the site, the project is now essentially an “in-fill” project within the new community.

As an increment to the overall EastLake community, EastLake Village Center North Supplemental SPA is sited within and should be, to a large extent, a continuation of the existing development both in design and planning policy/regulations. A 4.4 acre church site exists within the project area. Because it is a relatively minor and very site specific refinement, it is being planned as “supplement” to the existing EastLake I SPA area, hence the use of a Supplemental SPA rather than a complete and independent SPA Plan. As such, this SPA plan relies upon established policies, programs and regulations to a greater extent than other EastLake SPAs. It also provides more implementation flexibility to avoid the necessity of formal plan amendments for minor plan adjustments.

This Supplementary Sectional Planning Area (SPA) Plan defines the development parameters for the EastLake Village Center North development increment, including the land use designation, design criteria, basic circulation pattern, and infrastructure requirements. Additionally, the character and form of the project will be implemented through a series of guidelines and development standards prescribed in the EastLake II Planned Community District Regulations, EastLake Village Center North Design Guidelines and other associated regulatory documents.

The purpose of the Supplemental SPA Plan, as with all EastLake SPAs, is to:

- A. Assure a high quality of development, consistent with City and Planned Community goals and objectives.
- B. Create an economically viable plan that can be realistically implemented within current and projected economic conditions.
- C. Provide for orderly planning and long-range development of the project to ensure community compatibility.
- D. Facilitate adequate provision for community facilities, such as transportation, water, flood control, and sewage disposal; and, provide adequate assurance to the Developer that approved development will be allowed in a timely and economically viable manner.
- E. Preserve open space and natural amenities on the property where appropriate and possible.
- F. Establish a planning and development framework which will allow diverse land uses to exist in harmony within the community.

The Supplemental SPA plan, once approved, is the implementation tool of the General Development Plan. It establishes design criteria for the site and defines precisely the type and amount of development permitted. It establishes the City's standards for that development including open space provisions and major improvements to be constructed by the developer.

The Planned Community District Regulations adopted as part of this SPA serve as an important tool through which the City will review and evaluate schematic, preliminary and final drawings of each individual project to be built in the Planned Community.

This Supplemental SPA Plan as a requirement and site-specific implementing document for the City of Chula Vista PC Zone, supersedes the "standard" requirements of the City Zoning Ordinance. In the case of a conflict between the provisions of the SPA plan and other regulations or policies, the SPA Plan provisions shall apply. If a topic is not addressed by this SPA Plan, then appropriate City regulations shall apply.

II.2.1.1.1 Document Organization

The EastLake Village Center North Supplemental SPA program is divided into seven documents or components per the City's standard approach: this SPA Plan; Planned Community District Regulations; Design Guidelines; Public Facilities Financing Plan; Affordable Housing Program (not applicable); Air Quality Improvement Plan; and Water Conservation Plan. A development agreement section has also been incorporated as a companion of this document. The purpose of these documents is as follows:

Supplemental SPA Plan

The purpose of the SPA plan is to define, in more detail than the City's General Plan and EastLake II General Development Plan (GDP), the development parameters for the Village Center North project area, including the land use, urban design criteria, circulation pattern, open space concept and infrastructure requirements to support the project and overall community.

Planned Community District Regulations

The Planned Community District Regulations, which are adopted by Ordinance pursuant to title 19 of the Chula Vista Municipal Code, and are intended to implement the Chula Vista General Plan, EastLake II General Development Plan and EastLake Village Center North Supplemental SPA. It also establishes land use districts and standards to classify, regulate, restrict and separate the use of land, building and structures, and regulate and limit the type, height and bulk of buildings and structures in the various land use districts. These standards are established to protect the public health, safety and general welfare of the citizens of Chula Vista; to safeguard and enhance the appearance and quality of development of EastLake I and II, and to provide the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources.

Design Guidelines

This document is a manual to guide the building and landscape design within the Village Center North Supplemental SPA and to ensure that the quality of the adopted urban design and architectural concept established for the overall EastLake Planned Community are implemented.

Public Facilities Financing Plan

The Public Facilities Financing Plan (PFFP) is a requirement and implements the City of Chula Vista Growth Management Program and Ordinance. The intent of this document is to ensure that the phased development of the project is consistent with the overall goals and policies of the City's General Plan, Growth Management Program and the EastLake II General Development Plan document, and to ensure that the development of the project will not adversely impact the City's Quality of Life Standards.

Affordable Housing Program

The City of Chula Vista Housing Element includes an affordable housing policy which requires that residential development of fifty (50) or more dwelling units provide a minimum of 10% of the total dwelling units for low and moderate income households, one-half of these units (5% of the total project) being designated to low income and the remaining five percent (5%) to

moderate income households. Since the EastLake Village Center North SPA does not include any residential uses, the Affordable Housing Program is not applicable to this SPA.

Air Quality Improvement Plan

The purpose of the Air Quality Improvement Plan for the EastLake Village Center North SPA is to respond to the Growth Management policies of the City of Chula Vista and those policies and regulations established at the broadest geographic level (State and Federal) in order to minimize air quality impacts during and after construction of projects within the SPA, and to comply with the air quality standards and policies of the San Diego County APCD.

Water Conservation Plan

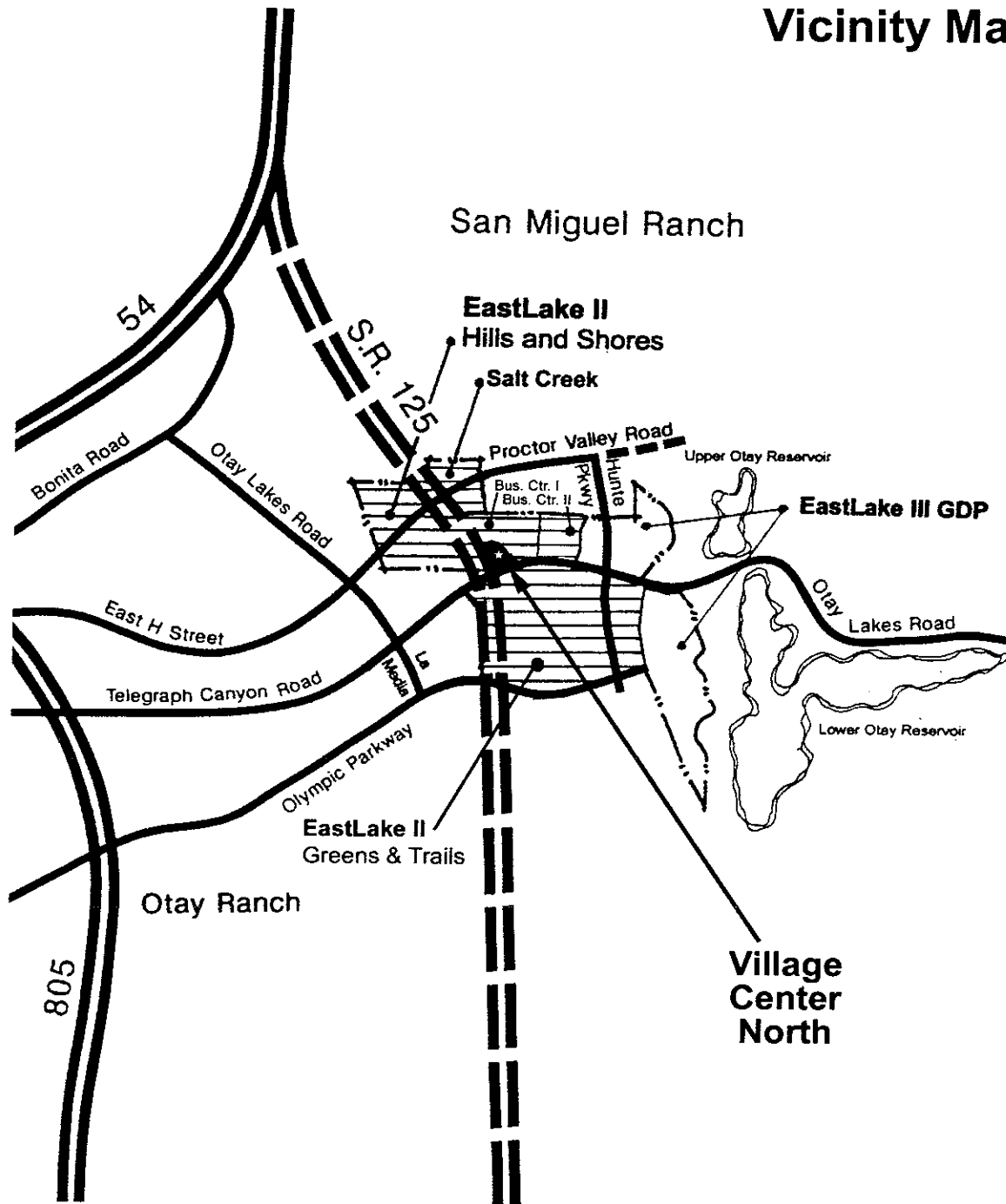
The purpose of this document is also to respond to the Growth Management policies of the City of Chula Vista, which are intended to address the long term need to conserve water in new developments; short term emergency measures; and establish standards for water conservation.

II.2.1.2 Record of Amendments

(To be inserted upon amendment)

- Supplemental El Village Walk PFFP

Vicinity Map



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10/1/01

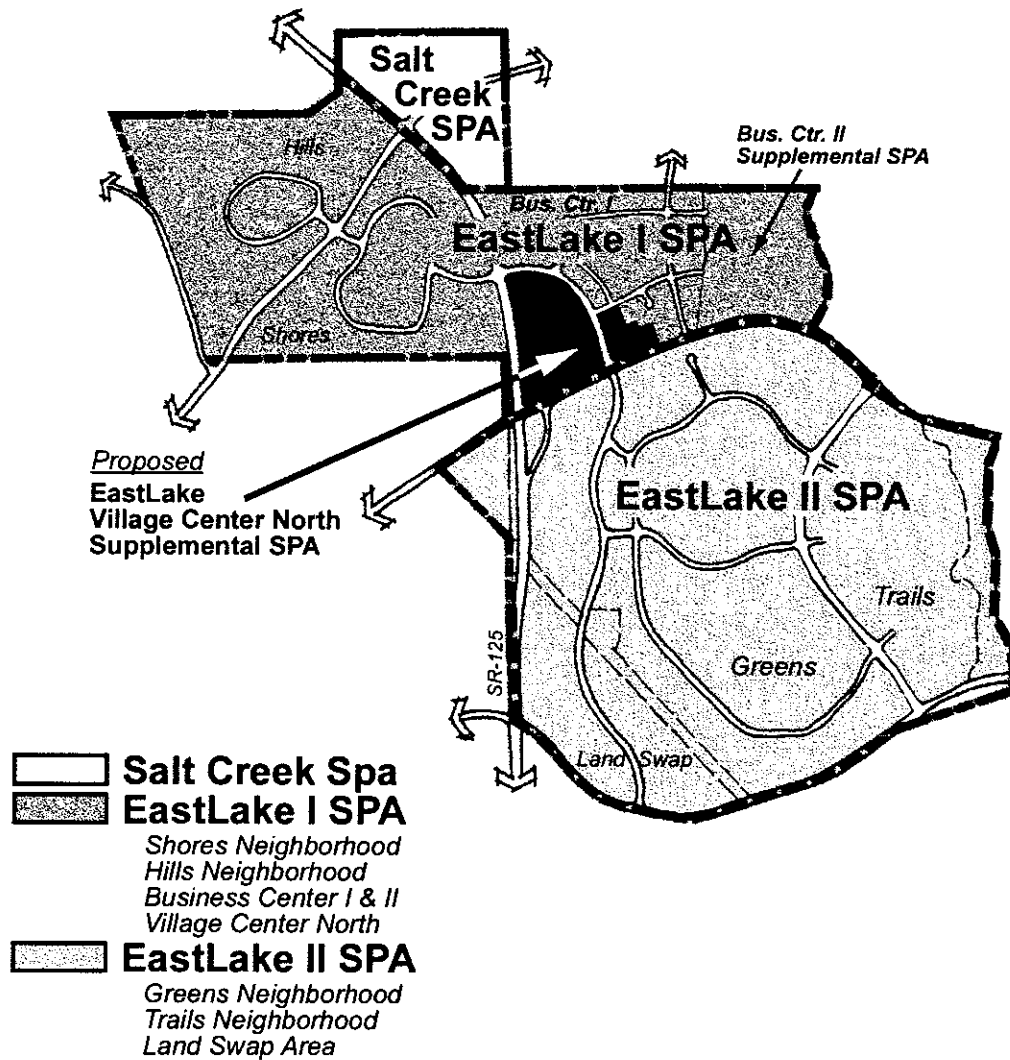
Exhibit 1

SPA PLAN

(7/23/02)

II.2.1-5

Adopted SPA Boundaries



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Exhibit 2

1.2.1.3 Location & Regional Setting

The EastLake Village Center North Supplemental SPA is located in the eastern portion of the Chula Vista City limits. The site is located immediately north of the developed Village Center South within the EastLake EastLake II SPA (Trails and Greens Neighborhoods), on both sides of EastLake Parkway, north of Otay Lakes Road, and approximately 8 miles east of the Chula Vista Civic Center. Exhibit 1 illustrates the location of EastLake Village Center North and its proximity to the existing development within the EastLake community.

The location of the EastLake Village Center North SPA within the overall EastLake Planned Community is depicted in Exhibit 2. The entire community has been zoned "Planned Community" (PC) and designated for a range of urban uses defined in two General Development Plans (GDPs) identified as the EastLake II GDP (includes the EastLake I SPA) and the EastLake III GDP. The EastLake Village Center North Supplemental SPA is a small area of refinement within the EastLake II GDP.

The EastLake Village Center North Supplemental SPA planning area is defined by a major circulation route, Otay Lakes Road on the south, the ROW for future SR-125 on the west, a segment of EastLake Parkway on the north and existing development within the EastLake Business Center to the east. The roadways forming the Supplemental SPA boundaries exist, except for the SR-125 freeway, as do major utility systems (sewer, water, recycled water, *etc.*) which will serve the site.

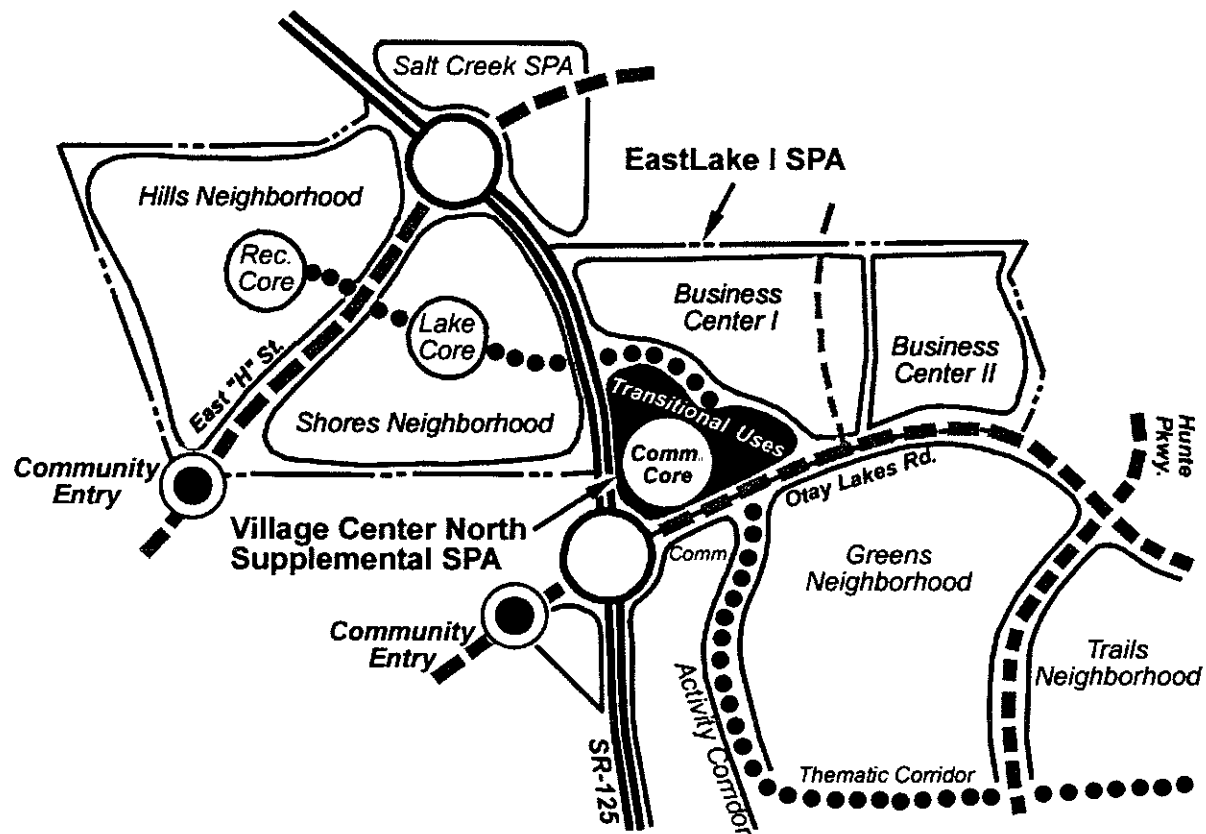
II.2.1.4 Community Structure

The community structure of the EastLake Village Center North project, is essentially established by the existing EastLake community which surrounds the site. Thus, most, if not all of the community structure components (*e g*, focal points, thematic elements, *etc.*) have been previously established and the role of this project will be to appropriately connect to the surrounding built environment.

The retail commercial center within the Village Center North, along with the existing commercial area south of Otay lakes Road, is intended to be a focal point/landmark for the entire EastLake Community. The structure of the Village Center North project will complement the existing commercial center, provide connections to adjacent sites and continue the established trail system and thematic corridor which is to extend along the west side of EastLake Parkway, through the supplemental SPA.

The primary community structure/design issues for the planning area are a design connection to the existing commercial area and appropriate edge conditions; a scenic highway edge at Otay Lakes Road, freeway edge on the west along the SR-125 ROW and a blending edge on the north and east adjoining the existing Business Center.

Community Structure



Village Center North Supplemental SPA Plan
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 5/02

Exhibit 3

(7/23/02)

II.2.1-8

SPA PLAN

I.2.1.5 Significance upon Adoption

Adoption of the EastLake Village Center North Supplemental SPA Plan and the supporting documents in the SPA plan package by the City Council will establish the official development policy of the City of Chula Vista for EastLake Village Center North and supersede any conflicting provisions in the previously adopted EastLake I SPA Plan. All future discretionary permits will need to be consistent with the Supplemental SPA Plan.

The project is also subject to the requirements of the California Environmental Quality Act (CEQA). The provisions of CEQA will be implemented by the City as a part of the approval process for this SPA plan package. All mitigation measures identified and incorporated into the project as a part of the CEQA process shall be implemented through this SPA plan or other appropriate component of the SPA plan package. Implementation of mitigation requirements will be reviewed as defined in the mitigation monitoring program prepared for the project.

II.2.1.6 SPA Plan Consistency with Approved GDP

The Village Center North Supplemental SPA Plan is designed to implement the EastLake II General Development Plan (as amended). Comparison of the Proposed General Development Plan (Exhibit 4) and the Site Utilization Plan (Exhibit 5) shows the relationship of land use and acreages between the policy plan and the more refined and detailed SPA Plan. This Supplemental SPA Plan addresses parcels VC-1, VC-2 and E-10 depicted on the Site Utilization Plan (Exhibit 5). The proposed development statistics for the Supplemental SPA are listed in Table A (below).

Table A
GDP (SPA area only) & SPA Plan Statistics

LAND USE	GDP Statistics (AC)	SPA Plan (AC)
Retail Commercial (parcel VC-1)	38.1	38.1
Professional & Administrative (parcel VC-2)	13.6	13.6
Research & Limited Manufacturing (parcel E-10)	16.4	16.4
TOTALS	68.1	68.1

II.2.1.6.1 Land Use Element

The land use designations shown on the EastLake II General Development Plan for the Village Center North Supplemental SPA Plan area (68.1 acres) consists of Retail Commercial,

Professional & Administrative and Research & Limited Manufacturing, which is consistent with the adopted General Plan. The Supplemental SPA Plan reflects the same land use pattern with respect to land use type, parcel size and location.

II.2.1.6.2 Circulation Element

The EastLake II General Development Plan designates two Circulation Element Roads which will serve the Village Center North Supplemental SPA: Otay Lakes Road (Modified Prime Arterial 7 lanes) and EastLake Parkway (Major Street - 4 lanes). Both are existing roadways. No construction of additional Circulation Element roads is proposed as a part of the Village Center North SPA.

II.2.1.6.3 Parks and Open Space Element

The EastLake II General Development Plan does not designate any park or Open Space uses in the Village Center North SPA.

II.2.1.6.4 Public Facilities (Community Purpose Facility)

The EastLake II General Development Plan does not include any Community Purpose Facility (CPF) sites within the Village Center North SPA. As a non-residential project, it does not generate any need for CPF uses. The EastLake I SPA was adopted prior to current requirements for providing CPF sites. The Village Center North Supplemental SPA contains an existing church site, but it is not included in the calculations for any CPF credit.

II.2.1.6.5 Housing Element

The EastLake II General Development Plan is required to provide 5% low income housing and 5% moderate income housing consistent with the Chula Vista General Plan and HUD Guidelines based on size and family incomes. The Village Center North SPA does not have any contribution to these requirements because it is a non-residential project.

II.2.1.7 Related Documents

There are other documents related to this Supplemental SPA Plan. Prior to the preparation of this plan, the Chula Vista General Plan and EastLake II General Development Plan established the broad policy level standards and requirements for planning the EastLake Village Center North. The GDP also quantified the development intended within the SPA and established the PC Zoning implementation process.

All of the other documents which are components of the SPA plan package (design guidelines, public facility financing plan, *etc.*) are prepared concurrently and based on this plan. Project CEQA documents are also prepared concurrently to document potential environmental impacts and identify mitigation measures to reduce or eliminate such impacts.

Subsequent to the approval of all the SPA level documents, subsequent development plans will be prepared. These will provide the necessary details for the project described by the SPA level documents. These plans, the consistency of the uses/activities within the SPA are required to be consistent with the goals of the Supplemental SPA Plan and related documents.

II.2.1.8 Planning Process

As a refinement of the existing Village Center designated with the original EastLake approvals, the planning process for the Village Center North Supplemental SPA focuses on appropriately detailing the planned land use pattern, community design and infrastructure/facility components from the existing development area to the project area. No significant land use planning issues are associated with this SPA planning process.

II.2.2 Development Concept

II.2.2.1 Design Influences

The primary influences in developing the EastLake Village Center North Supplemental SPA Plan were the Chula Vista General Plan and EastLake II General Development Plan, the EastLake I SPA Plan and adjacent existing development surrounding the site.

Existing development adjacent to the EastLake Village Center North Supplementary SPA includes Otay Lakes Road on the south and EastLake Parkway which bisects the southeastern portion of the SPA and then forms the northern boundary. These arterial and major roadways are not only the major circulation routes serving the site, but also contain major sewer, water and storm drain systems to which the project must connect. Properties to the north, east and south are currently developed, as noted earlier. The SR-125 freeway ROW is located along the western edge and is an important future project planning/design factor. The project site has been mass graded in conjunction with adjacent development.

II.2.2.2 Land Use Pattern

OK The EastLake Village Center North Supplemental SPA is designed for a mixture of commercial and employment uses (see Site Utilization Plan Exhibit 5). The retail commercial use will be an extension of the existing, smaller scale, but similar commercial development south of Otay Lakes Road. The remainder of the parcel defined by Otay Lakes Road, SR-125 and EastLake Parkway is designated for employment uses consistent with the existing development within EastLake Business Center, to the ~~north~~ and east. The third component of the project is office commercial use designated for the area east of EastLake Parkway.

II.2.2.3 Administrative Adjustments

This SPA Plan provides guidance for future development at the subdivision and improvement plan level, and is the basic reference for determining permitted land uses and required public facilities. The Site Utilization Plan, Exhibit 5, identifies parcels, size, shape and relationship with other parcels. The Land Use Districts map, contained in the Planned Community District Regulations, provides prescriptive development standards and permitted uses by land use district.

Even though the SPA Plan contains specific guidance for development, it is not intended to be used in a manner which predetermines the development solution for each and every parcel. It is intended to be used as a basic guide which reflects the City's intent for determining the intensity, design and desired character of use for the property. The development parcel and interior circulation arrangement, if any, indicated on the Site Utilization Plan is conceptual. Minor modifications to these configurations may occur as a part of the tentative tract map approval process. Modifications to the SPA Plan exhibits and text, to reflect adjustments based on an approved tentative tract map, shall be accomplished without a formal SPA amendment.

Transfer of density from one parcel to another per Section I 1.9.2 of the EastLake II General Development Plan is not applicable within this SPA because there are no residential uses.

II.2.2.4 Housing Programs

All proposed land uses in the EastLake Village Center North are non-residential, intended to provide commercial and employment sites in response to local market demands. Since it does not include any residential uses, this SPA does not affect any housing programs, policies or facility programs related to new residential development (*i.e.*, parks and CPF sites).

An Affordable Housing Program and agreement currently exists between the City and Developer which addresses affordable housing requirements for other residential portions of the EastLake Planned Community.

II.2.2.5 Urban Design Concept

The urban design concept for the development of EastLake Village Center North is defined by various elements. The architectural and urban design features of projects within each land use area will reflect a diversity of design themes and influences, while utilizing particular design elements to develop a unified character within the community. Landscaping and hardscaping, such as the thematic corridor along EastLake Parkway and community walls and monument signs, will be used to establish site identity and will be consistent with the EastLake Community standards.

The retail commercial site will reflect a stronger, single urban design theme consistent with its function as community focal point and the gateway to the EastLake Community. The design theme and concepts will be drawn from the rich, historic heritage of the EastLake area and will create unity with the Village Center South project through the use of similar landscape and hardscape treatments. The Village Center sites, north and south, will create a cohesive commercial activity node/landmark within the EastLake Community. The thematic design framework for on-site architecture and urban design programs is depicted in Exhibit 6, Thematic Elements, and outlined below:

- **Landmark:** The dominant use and buildings within the SPA that residents will recognize as a place.
- **Minor Node:** Features identifying the entry into a district.
- **Major Node:** Features identifying entry into the community.
- **Major Path:** The Thematic Corridor that winds throughout EastLake connecting neighborhoods.
- **Major Edge:** The most prominent edge visible upon entry to the Community.
- **Minor Edge:** Prominent edges visible upon entry to the SPA.

Additional details regarding urban design and site planning are provided in the EastLake Village Center North Design Guidelines (Section II.4 of the Supplemental SPA Plan package).

II.2.2.6 Landscape Concept

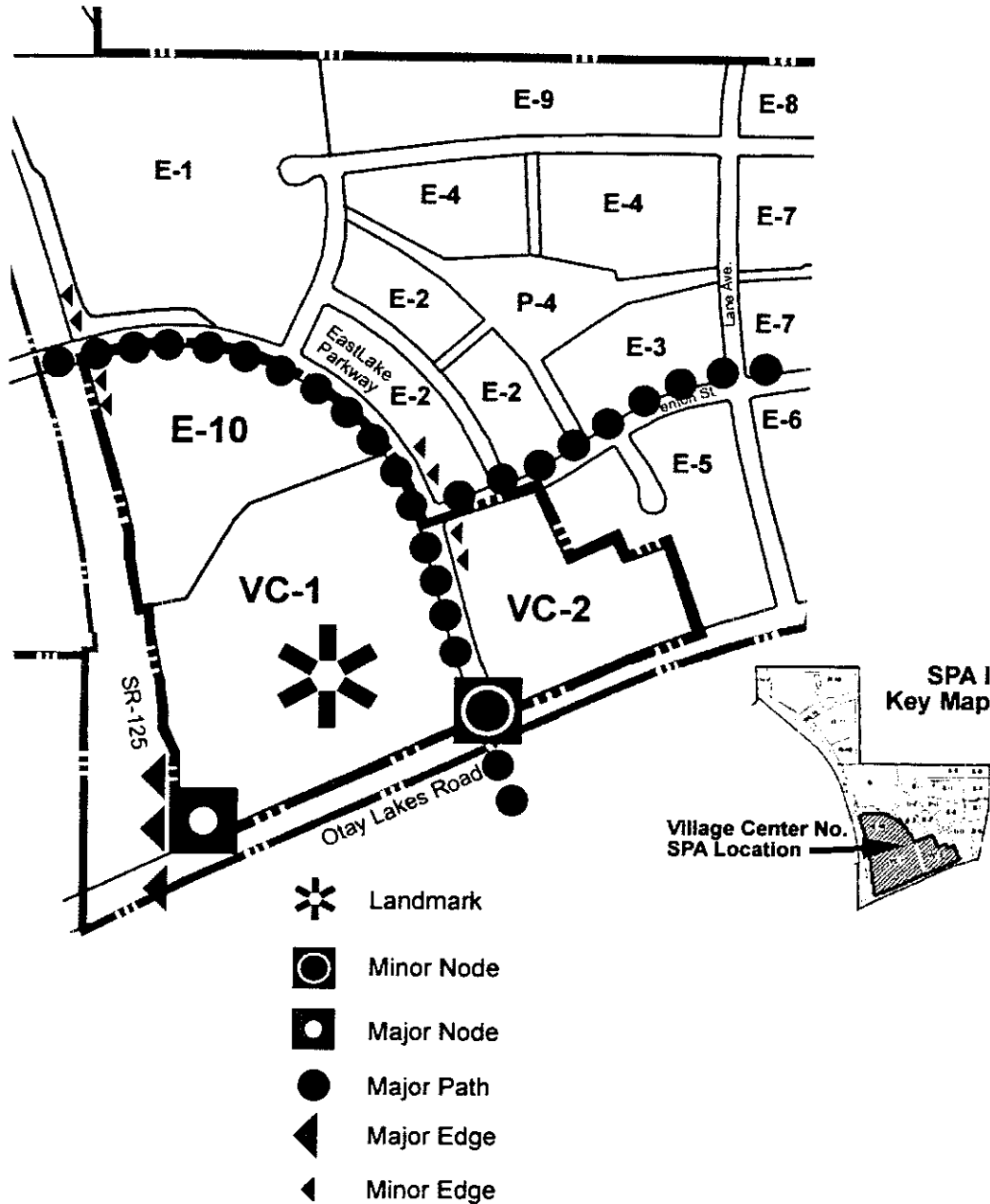
The General Landscape Plan, Exhibit 7, provides a general design framework which allows latitude and flexibility while maintaining the overall goals and objectives of the community. The intent of the landscape concept is to reinforce the development pattern established by the Site Utilization Plan. This pattern consists of the predominate employment development areas served by a simple circulation/landscape corridor. Plant selection will follow that of the existing Village Center South and Business Center to perpetuate distinct identities and visual continuity throughout the Village and Business Centers as distinct but separate locations within the community as a whole. In addition, the thematic corridor and major thoroughfare have identified dominant trees and landscape designs which will be continued.

Additional elements in the Landscape Concept include:

- **Edges:** Edges will be strongly defined by landscaping. This will create the appropriate delineation of one use or area to another. The eastern edge which adjoins the existing Business Center should be a blended edge rather than a distinct delineation. The western edge, SR-125 District, has already been established by the Landscape Master Plan for this facility. It is a Major Edge. Another important edge (minor edge) exists at the entry from the Business Center on Fenton Street.
- **Community Entries/Major and Minor Nodes:** These are common points of entry and significant intersections. The hierarchy of entries is 1) Community Entry (Major Node) and 2) District Entry (Minor Node). A tree which differs from the adjacent path and district trees will be to provide a distinct accent statement and sense of arrival at entries. The intersection of Otay Lakes Road and EastLake Parkway is/will be a district entry.
- **Thematic Corridor:** This is a major path that connects all the neighborhoods in EastLake and is generally characterized by Poplar trees along a meandering trail. *Poplars*
- **SR-125 District:** This district is east of the Village Center North Supplemental SPA boundary. A separate Landscape Master Plan has been prepared for this district as a component of the SR-125 project. *(?) west*
- **Landmarks:** Each landmark, whether major or minor, will have a distinct landscape character (similar to the district concept). As an example, all parks may have a common theme tree, so that parks are easily recognized and highlighted throughout the community. A community landmark should be located within the commercial retail area. *landmark*

All development in the EastLake Village Center North shall be in compliance with the Chula Vista Landscape Manual.

Thematic Elements



Village Center North Supplemental SPA Plan
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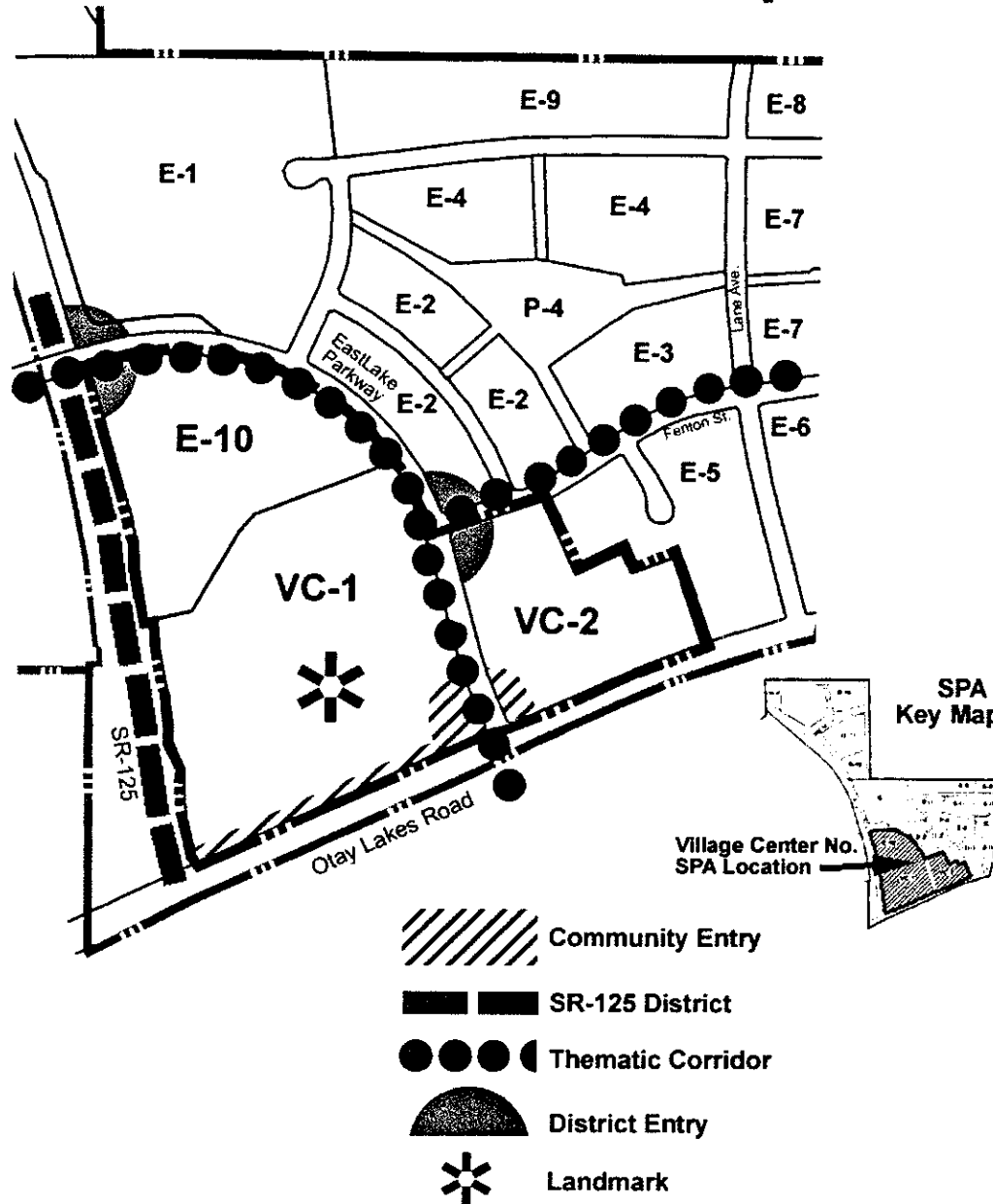
Exhibit 6

(7/23/02)

II.2.2-4

SPA PLAN

General Landscape Plan



Village Center North Supplemental SPA Plan
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 10/1/01

Exhibit 7

II.2.3 Project Circulation Network

II.2.3.1 Introduction

The EastLake Village Center North Circulation Plan is entirely existing circulation routes within the EastLake I and includes both vehicular and non-vehicular routes. Site plans will provide designs for internal circulation systems to serve the proposed development areas. The exterior circulation plan is also consistent with the community-wide network established by the EastLake II General Development Plan and in accordance with the City of Chula Vista General Plan.

The SPA Plan Public Facilities Financing Plan (Section II.5 Public Facilities Financing Plan) details a transportation phasing plan with specific improvements and timing of circulation improvements to maintain the levels of service established in the City's Threshold Standards in the City's Growth Management Element of the General Plan.

Specific project access points, and internal circulation, including bicycle, pedestrian, hiking and road crossings will be determined by the City Engineer during the site planning and tentative tract map process. Variations to the concepts herein may occur where safety or efficiency can be enhanced.

II.2.3.2 Project Access

Primary access to the project will be provided from Otay Lakes Road. Secondary access is provided via EastLake Parkway. Regional access is provided from the west by I-805 via Telegraph Canyon Road/Otay Lakes Road. The future construction of SR-125 immediately west of the EastLake Village Center North and EastLake II SPA (Greens Neighborhood) will provide additional north-south regional access.

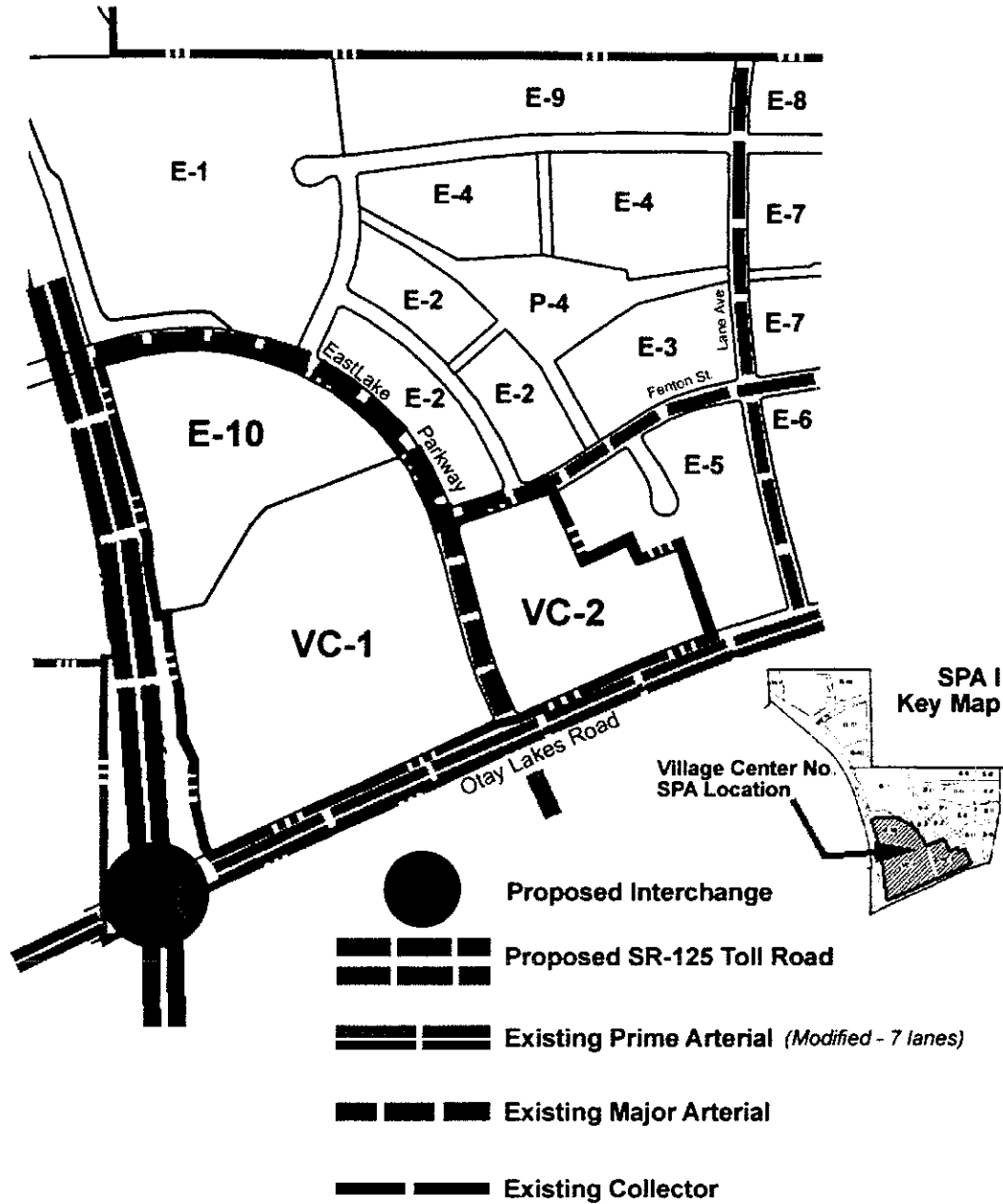
Currently, both Otay Lakes Road and EastLake Parkway exist within the planning area, having been constructed in conjunction with previous EastLake I and EastLake EastLake II SPA (Trails and Greens Neighborhoods) development. Otay Lakes Road extends to the east, past the project site and beyond Otay Lakes, narrowing to a two lane road east of the constructed portions of the EastLake community. EastLake Parkway extends north to the looped collector road within the EastLake Shores residential neighborhood. It also extends south through the EastLake Activity Corridor (community park, high school, *etc.*), providing access to the EastLake Greens residential neighborhood, and, in the future, eventually extending south into the Otay Ranch community.

II.2.3.3 Project Circulation Network

As noted above, all public streets included within the project area are existing. Planned access points and a conceptual internal circulation network is shown on the Circulation Plan (Exhibit 8). The internal circulation concept is to provide an efficient traffic conduit through the site while providing adequate access for all potential development sites.

The need for intersection signalization and/or limits on turning movements shall be made by the City Traffic Engineer based on anticipated volumes and safety needs.

Circulation



Village Center North Supplemental SPA Plan
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Exhibit 8

II.2.3.4 Street Standards

Street standards for the arterial roads within the SPA have been established in the Circulation Element of the Chula Vista General Plan and previous project development approvals. Internal circulation will be constructed to meet City engineering standards. The final improvement designs will be determined as a part of the subdivision approval process.

II.2.3.5 Phasing of Road Improvements

The phasing of community development concurrent with provision of adequate road capacity and access improvements is fully described in the Public Facilities and Financing Plan (Chapter II, Section II.5 of the SPA Plan package). These improvements have been phased and designed to maintain an adequate level of service in the circulation system serving the EastLake Village Center North project area and surrounding community throughout the development process. The provision of adequate internal circulation improvements is expected to be controlled via subdivision map conditions.

II.2.3.6 Public Transit

As a commercial and employment center, the Village Center North will be served by public transit. Transit stops will be strategically located near vehicular and pedestrian main access points EastLake Parkway and/or Otay Lakes Road. Medium-high to high level transit facilities are expected to be provided (see below). These will be planned based on demand for transit services and the following principles:

- Level of transit facilities: Low = bus stop sign/pole; Medium = bus stop sign/pole/bench/trash receptacle; Medium-high = bus stop sign/pole/bench/trash receptacle/shelter; and, High = bus stop/sign/pole/bench/ trash receptacle/shelter/turnout.
- Where there are numerous major pedestrian generators, access to stops for transit vehicles moving in both directions is facilitated by locating transit stops near signalized intersections.
- Transit stops should be located and walkways designed to provide access as directly as possible without impacting residential privacy.
- At intersection points of two or more transit routes, stops should be located to minimize walking distance between transfer stops.
- Transit vehicle conflicts with automobile traffic can be reduced by locating bus turnouts at the far side of intersections in order to permit right-turning vehicles to continue movement.
- Transit stops should be provided with adequate walkway lighting and well-designed shelters.
- Walkway ramps and other ADA features should be provided at transit stops to ensure accessibility to the handicapped.

Village Center North is currently served by Blue Car service along Otay Lakes Road, EastLake Parkway and Fenton Avenue. There is an existing bus stop on Otay Lakes Road near EastLake Parkway. There are currently plans to extend a Red Car route into the Village Center North along EastLake Parkway and Fenton Avenue. An area for a transit stop will be conveyed in fee on EastLake Parkway for this purpose.

In addition to typical transit stops, a park-and-ride facility shall be provided to consist of fifty shared spaces west of EastLake Parkway and ten shared spaces east of EastLake Parkway.

II.2.3.7 Bicycle Routes & Pedestrian Trails

On-street bicycle lanes and pedestrian routes are shown on the Trails, Edges & Buffers Plan, Exhibit 9.

Bicycle Routes

Bicycle lanes are included as components of the external circulation network, Otay Lakes Road and EastLake Parkway. These facilities are shown on Exhibit 9. Bicycle facilities to connect to regional systems have been incorporated as prescribed by the Circulation Element of the General Plan.

Pedestrian Trails

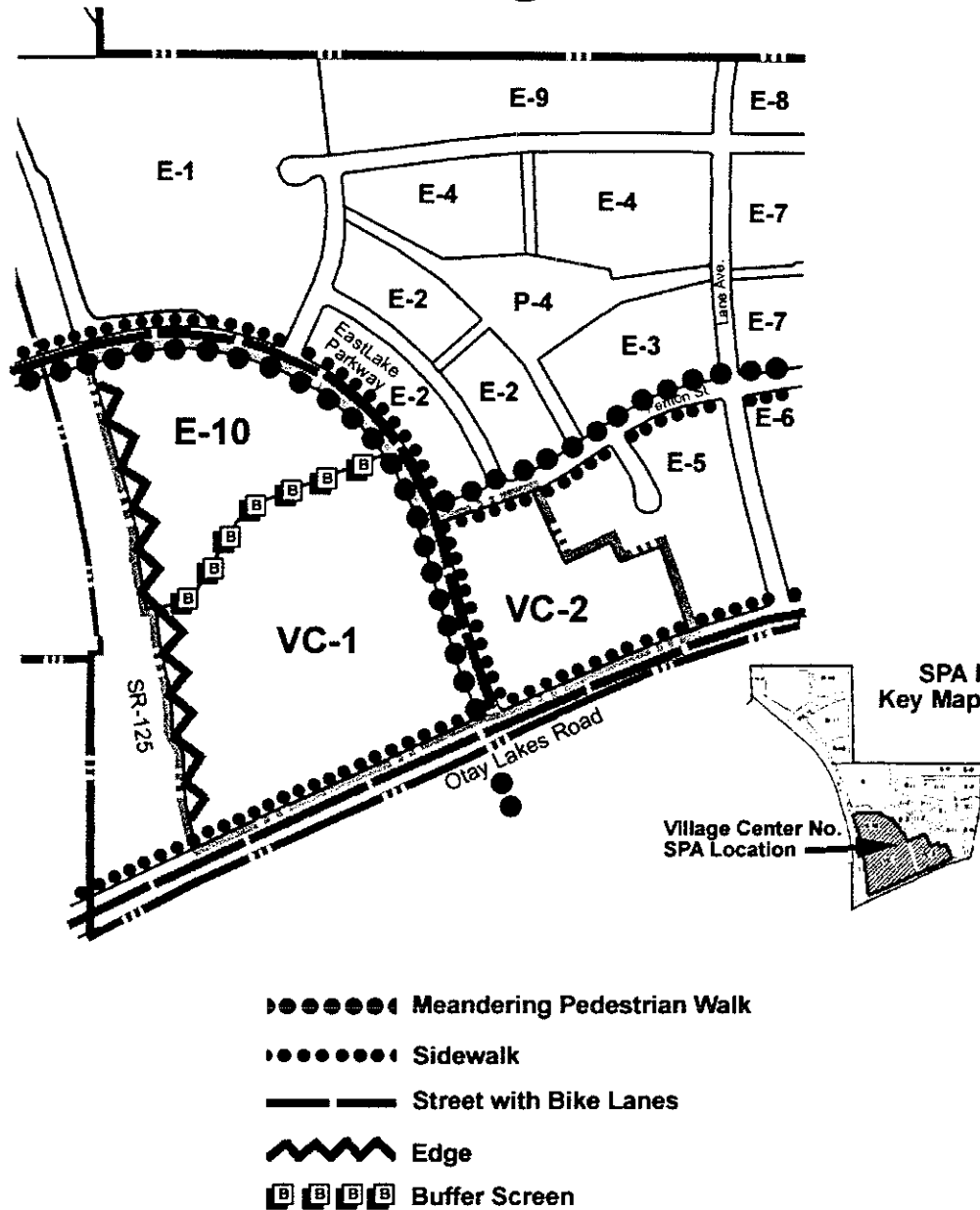
The EastLake Community Trail (Thematic Corridor), which extends from EastLake Hills through EastLake Shores to the northern edge of the Village Center North and continues south of Otay Lakes Road along EastLake Parkway, will be implemented along the north/east edges of parcels E-10 and VC-1. This is a landscaped off-street Meandering Pedestrian Walk, which connects the major community destinations within the EastLake community.

Sidewalks will also be provided along the internal vehicle circulation routes to serve as pedestrian routes and access to all destinations in the EastLake Village Center area, as well as connections to other destinations throughout the EastLake community. Refer to Exhibit 9 for walks.

Edges and Buffers

Exhibit 9 indicates SR-125 corridor as a primary edge condition that must be addressed during site plan development. Screening may be necessary to insure a positive image of Chula Vista development is maintained as viewed from SR-125. Another internal edge exists between E-10 and VC-1, which is designated a buffer screen. Landscaping and fencing should be used to screen views of the building roofs in VC-1 from the building vistas in E-10 where feasible.

Trails, Edges, & Buffers



Village Center North Supplemental SPA Plan
EASTLAKE I
 A planned community by The EastLake Company

Cinti Land Planning
 San Diego, CA (619) 233-7400
 6/4/02

Exhibit 9

II.2.4 Grading

II.2.4.1 Introduction

The Land Use Element of the Chula Vista General Plan states that the mesas, hilltops and gently rolling topography offer the best sites for development. Steeply sloped hillsides and valleys can serve as open space/greenbelt resources, linking the developed areas which they intersect. The EastLake Village Center North Supplemental SPA has been mass graded during the development of adjacent areas and no on-site areas were identified as such a greenbelt resource. Development sites within the SPA will be site graded to blend with and create an aesthetically pleasing development site consistent with current or proposed grading of adjacent areas and the Otay Lakes Road scenic corridor.

II.2.4.2 Grading Concept

The SPA level grading plan for the EastLake Village Center North is intended to provide a preliminary grading concept, identifying slope bank locations and necessary maintenance provisions. The preliminary grading design is as indicated on the Grading Concept, Exhibit 10.

The grading concept is based on the following objectives:

- Consistency with existing or proposed grading on adjacent properties.
- Creating efficient man-made landforms that visually respond to natural terrain characteristics where practical.
- Creating and maintaining on- and off-site views.
- Creating useable building areas and landscape edges.
- Separating potential non-residential use conflicts.
- Creating, where possible, barriers or physical separation from traffic noise sources.

II.2.4.3 Grading Requirements

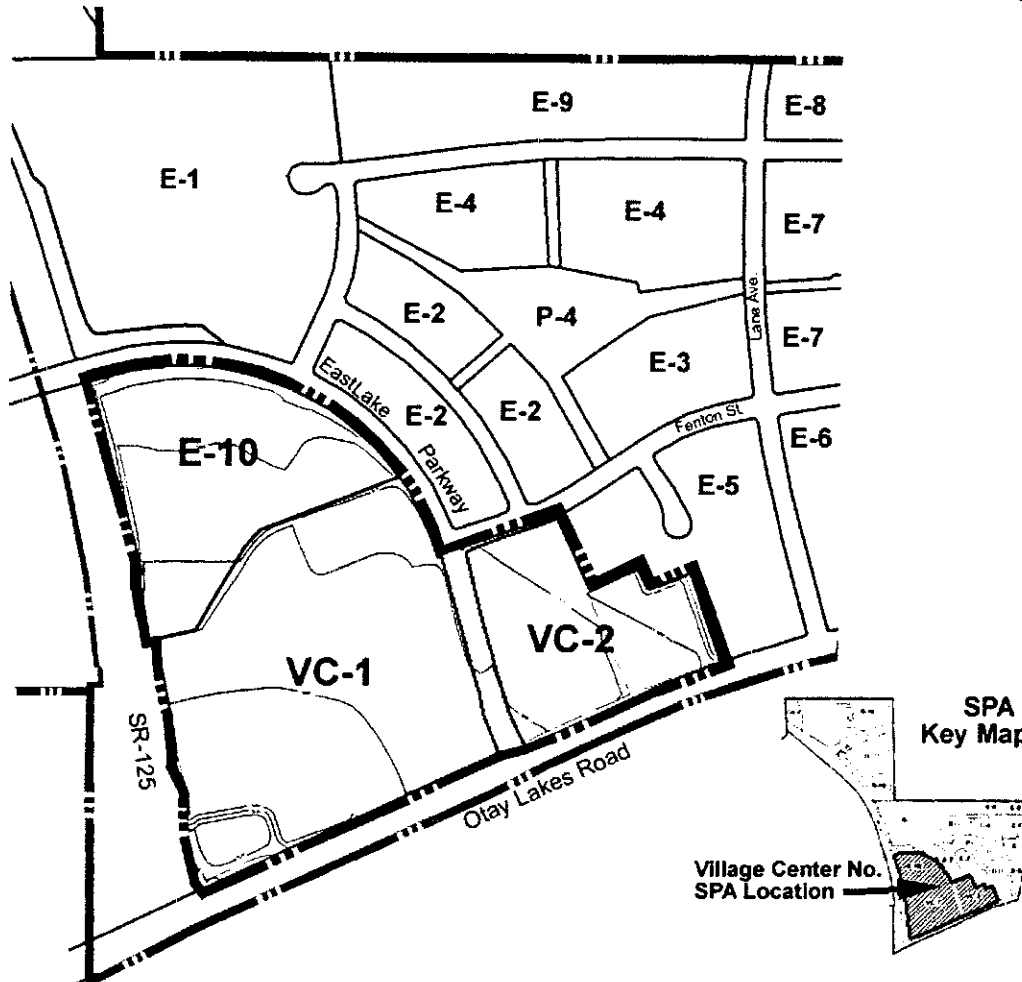
Final grading design to implement the SPA grading concept should incorporate the following:

- General Standards: Grading within EastLake Village Center North shall be subject to Chapter 15.04 Chula Vista Municipal Code - Excavation, Grading and Fills.
- Grading Design: Graded areas should be contoured to blend with natural landform characteristics. Rounding both vertical and horizontal intersections of graded planes; obscuring slope drainage structures with a variety of plant material massing; incorporating the use of variable slope ratios for larger slope banks; use of landscape planting for erosion

control and to obscure man-made banks; and, other similar techniques should be used. Artificially appearing slope banks with rigid angular characteristics should be avoided.

- **Cut and Fill Slope Construction:** Slope banks in excess of five feet in height should be constructed at a gradient of 2 to 1 (horizontal to vertical) or flatter unless otherwise approved by the City Engineer. Minor interior slopes between lots may be 1.5 to 1.
- **Erosion Mitigation:** Based on actual field conditions encountered, the erosion potential of slopes should be reduced with berms at the tops of all slopes, paved interceptor ditches and terrace drains and vegetation. Vegetation should consist of drought-tolerant native or naturalized species, requiring little or minimal irrigation, deep rooted and well suited to the on-site soils. Spray-on applications and coatings, combined with jute or hemp mesh can be effective methods for stabilizing soils. Final plans should be based on coordinated input from a licensed landscape architect.
- **Maintenance:** The application for any grading permit should provide assurance acceptable to the City Engineer that landscaped slope banks will have adequate maintenance to ensure continued viability of landscaping. Generally, except for private lots, slope banks which exceed ten feet in height should be maintained by a property owners' association.

Grading



Village Center North Supplemental SPA Plan
EASTLAKE I
 A planned community by The EastLake Company

City Land Planning
 San Diego, CA (619) 233-7400
 10/15/01

Exhibit 10

(7/23/02)

II.2.4-3

SPA PLAN

II.2.5 Parks, Recreation & Open Space

II.2.5.1 Introduction

The EastLake Village Center North Supplemental SPA Plan does not include any park land nor does it include any residential uses which would generate a public park demand. There is a private park within the existing Business Center which provides park and recreation opportunities to employees of companies located within the Business Center (I and II).

II.2.5.2 Required Park Land & Improvements

New residential development is required to provide public park land, improved to City standards, and dedicated to the City, based on established standards. The dedication requirements are specified in Section 17 10.040 of the Chula Vista Municipal Code. The Village Center North SPA does not include any residential development which would trigger public park land dedication and improvement requirements. As a completely non-residential project, this SPA has no park dedication requirement.

II.2.5.3 Park & Open Space Implementation

Since there are no parks or designated open space areas, implementation measures are not required. Some perimeter open space areas may be controlled through open space easements over private lots to protect slopes from development, respond to scenic corridor issues or provide buffer areas (see Exhibit 9 Trails, Edges & Buffers). In addition, Open Space and/or Landscape Maintenance Districts may be established to ensure proper management and operation of public right-of-way improvements. Private open space areas and slopes within “common interest” projects, if any, will be designated common areas and maintained by an owners’ association.

II.2.5.4 Open Space

While generally accepted standards have been established for the provision of acreage and the function of a hierarchy of parks, the “need” for open space is more difficult to quantify. Usually the need, amount and location of open space is determined by the natural environmental conditions of the land and facility related needs such as detention basins, future road rights-of-way, and buffer space between unrelated land uses, *etc*. Steep slopes and sloping lands with unstable geologic conditions are obvious candidates for open space, as are noise buffer areas along major traffic ways.

Open space areas within EastLake Village Center North Supplementary SPA may be provided for buffer areas where required along Otay Lakes Road and where buffering is required to minimize the potential for land use conflicts. Alternatively, structural separations such as berms, walls or fences may be used or combined with landscaped open space.

II.2.5.5 Habitat Enhancement

Enhancement or preservation of sensitive habitat is not an issue for the EastLake Village Center North Supplemental SPA. No habitat has been identified on-site and no habitat enhancement can be achieved.

II.2.5.6 Park Land Acquisition & Development Compliance

As noted above, the EastLake Village Center North Supplemental SPA has no compliance requirement for park land acquisition or development.

II.2.6 Development Phasing

All development parcels are in the current phase of development; therefore, there is no specific phasing plan. The various parcels will be developed independently as market demands. It is anticipated that next increment of development will occur in VC-1 followed by completion of development in parcels in VC-2 and E-10.

II.2.7 Public Facilities

II.2.7.1 Introduction

The inclusion of public facilities issues is a distinguishing feature of SPA Plans. This portion of the plan outlines the public facilities which enable the community to function properly. The companion Public Facilities Finance Plan (Section II.5 of the EastLake Village Center North Supplemental SPA Plan) describes the “backbone” facilities in more detail and assigns the responsibility for construction and financing of all required facilities.

The facilities described in the SPA Plan have been identified and capacities determined based upon projected land uses and their distribution, as shown on the Site Utilization Plan (Exhibit 5).

II.2.7.2 Potable Water Supply & Master Plan

The EastLake Planned Community, including the EastLake Village Center North Supplemental SPA, is located within the boundaries of the Otay Water District (OWD), which is responsible for providing local water service. OWD is a member of the County Water Authority and the Metropolitan Water District of Southern California. The water supply system was constructed in conjunction with adjacent development and exists in the major streets within the planning area. The project will likely be served from the 980 Zone main located in EastLake Parkway. The Supplemental SPA was included in the EastLake I Water System Subarea Master Plan adopted with the initial EastLake I approvals. Any phasing and financing requirements of the project with respect to potable water are provided in the Public Facilities Finance Plan (Section II.5 of the SPA Plan package).

II.2.7.3 Potable Water Demand

Domestic water demand for EastLake Village Center North was estimated as a part of the water subarea master plan approved by the OWD. Current demand factors are applied to the land use statistics for the project in Table B below. Total potable water demand is expected to be approximately 122,000 gallons per day per the *EastLake Village Center North Water Analysis*, prepared by PBS&J, dated February 2002.

Table B

Estimated Potable Water Demand

Land Use Category	Net Area (ac)	Demand Factor (gpd/ac)	AAD Demand (gpd)
Retail Commercial	38.1	1,785	68,009
Office Commercial*	13.6	1,785	24,276
Employment	16.4	1,785	29,274
TOTALS	68.1	--	121,559

*Includes the existing Church Site

Water “will serve” acknowledgments from the Otay Water District will be required by the City during the subdivision map process.

II.2.7.4 Reclaimed Water Supply & Master Plan

Based on current Otay Water District policies regarding new subdivision development, landscape irrigation for parks, schools, greenbelts, road medians, and commercial development is required to utilize, where available, recycled water. The project is located in the OWD Central Service Area which currently receives recycled water from the District’s 1.3 MGD capacity Ralph W. Chapman Recycling Facility.

The existing reclaimed water distribution system serves EastLake Greens via a recycled water main in Lane Avenue east of the project site. The potential to provide recycled water within the Supplemental SPA will be determined as a part of the project planning/subdivision process.

Reclaimed water requirements for the project, if any, will be coordinated by the Water District and the City. The phased construction of reclaimed water facilities, if any, will be incorporated into the Public Facilities Finance Plan and/or subdivision map conditions to assure timely provision of required facilities.

II.2.7.5 Sewer Service

Sewer service to the project site is provided by the City of Chula Vista. The EastLake Village Center North Supplemental SPA is located in the Telegraph Canyon drainage basin. The project will connect to the existing 15-inch diameter Telegraph Canyon Trunk Sewer in Otay Lakes Road either directly or via a sewer located in EastLake Parkway. The capacity of these facilities to serve the proposed project has been assessed in the *EastLake Village Center North Sewer Analysis* prepared by PBS&J (March 2002).

The trunk facilities in the Telegraph Canyon Basin currently convey pumped flows from EastLake Greens, Rolling Hills Ranch, EastLake Trails, and the Olympic Training Center, and will accommodate interim pumped flows from other projects. The City has established a flow monitoring program and financing plan for the Telegraph Canyon Basin to assure facilities can continue to accommodate gravity and pumped flows. A basin development fee has been established to fund necessary improvements and may be updated based on updated cost or other engineering factors. The EastLake Village Center North Supplemental SPA will be required to participate in this program and development phasing may be constrained by sewer capacity.

Estimated sewage generation from the project based on current City of Chula Vista planning criteria are presented in Table C below.

Table C
Estimated Sewage Generation

Land Use Category	Area (ac)	Generation Factor (gpd/ac)	Sewage Generation (gpd)
Retail Commercial	38.1	2,500	95,250
Office Commercial	13.6	2,500	34,000
Employment	16.4	5,431	89,068
TOTALS	68.1	--	218,318

The sewer analysis determined that the land uses of the proposed project will result in a reduction in sewage flows from those planned in previous studies, including the *Telegraph Canyon Trunk Sewer Study* by John Powell & Associates, September 2000. Because of the reduction in flows, the planned improvements to the Telegraph Canyon Trunk Sewer will accommodate project flows. Also, occupancy of the proposed project is projected to occur after completion of trunk sewer improvements so that capacity will be available when needed.

The phased construction of sewer facilities and/or participation regional improvement programs is addressed in greater detail in the Public Facilities Finance Plan and may be implemented through subdivision map conditions to assure timely provision of required facilities.

II.2.7.6 Storm Drainage System

A drainage study for the proposed project entitled *Detention Basin Analysis for EastLake Village Center North* by Hunsaker & Associates, dated March 4, 2002 has been submitted to the City for approval.

Currently run-off from upstream areas flows to an existing detention basin which is designed to reduce a 100-year storm peak inflow of 746 cubic feet per second (cfs) to a 522 cfs flow into Telegraph canyon Creek. Downstream facilities along the creek have been sized assuming this maximum flow rate.

Development of the proposed project will not impact the existing on-site detention basin. The on-site basin would be sited at the southwest corner of the retail commercial project site, immediately adjacent to Otay Lakes Road. Alternatives may be considered during detailed design and engineering, subject to approval of the City Engineer.

The analysis assumed in each case that the entire basin would be available for detention storage. First flush run-off from the developed site will be treated with mechanical devices so no basin storage is required for first flush storage. Silt generated during construction will be collected in a desilting basin constructed upstream of the detention facility. The desilting basin will be designed in accordance with Regional Water Quality Control Board standards.

The construction of storm drain facilities, based on city-approved plans, will implemented in accordance with the SPA Public Facilities Finance Plan and/or subdivision map conditions to assure timely provision of required facilities.

II.2.7.7 Urban Run-off

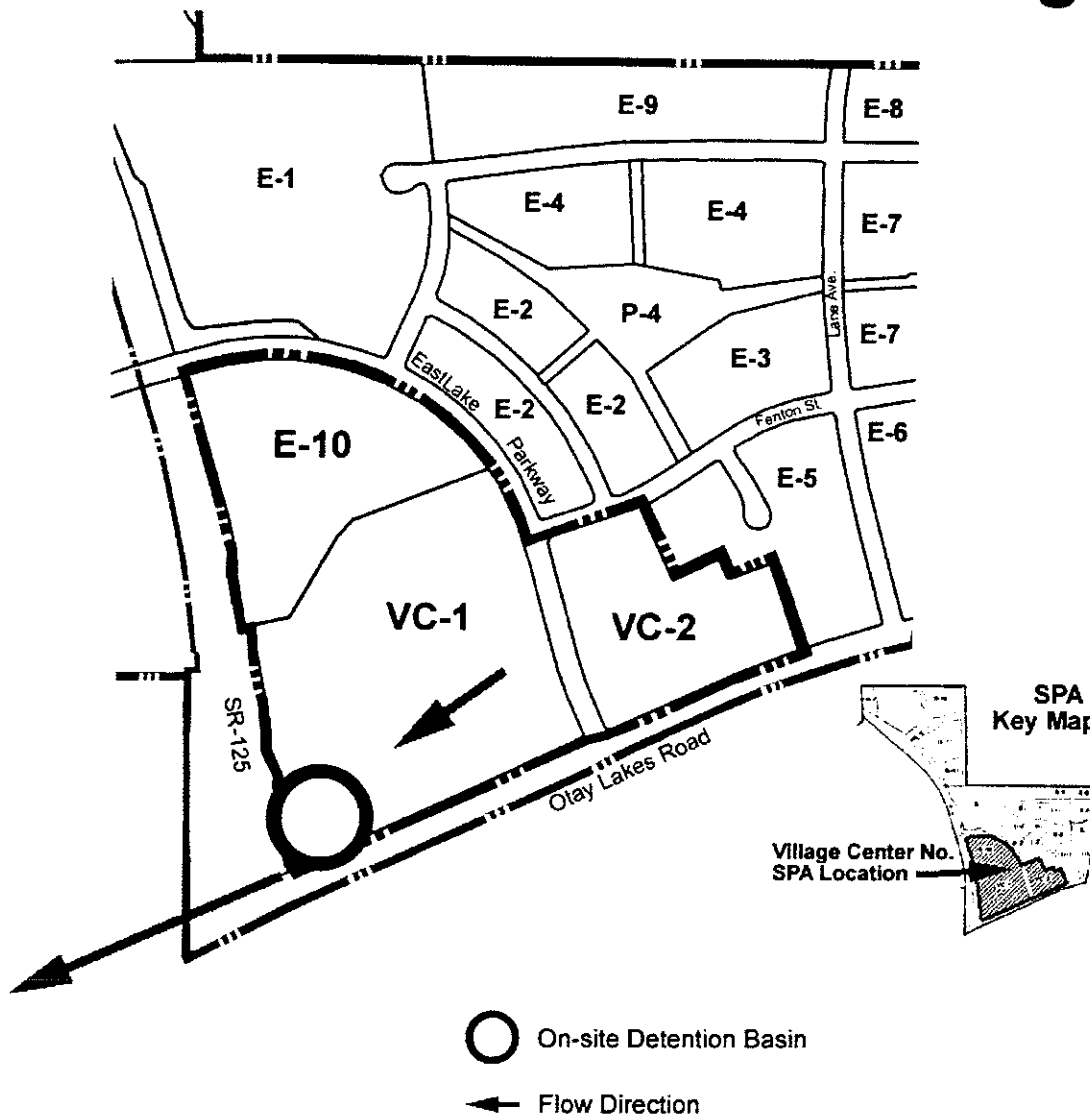
The Upper and Lower Otay Lakes are operated by the City of San Diego as domestic water reservoirs. These reservoirs must be protected from urban run-off to maintain water quality for domestic use. The EastLake Village Center North SPA does not drain into the watersheds for these reservoirs.

The project is subject to the provisions of the California State Water Quality Control Board Order No. 2001-01 which outlines storm water discharge requirements for municipal storm water systems in San Diego County. The Board Order is intended to implement the federal National Pollutant Discharge Elimination System (NPDES) which has been adopted to minimize pollutant "discharges" from developed sites through storm water run-off. A report entitled, *Water Quality Technical Report for EastLake Village Center in the City of Chula Vista, California*, dated March 5, 2002 was prepared by Rick Engineering Company for this purpose. This report summarizes water quality for post-development runoff and outlines the provisions for addressing water quality and watershed protection principles, and is an appended component of the SPA Plan by this reference.

II.2.7.8 Roads

Roads, associated circulation and traffic control facilities connected to this Supplemental SPA are addressed in Chapter II.2.3 Circulation of this Supplemental SPA Plan. The Public Facilities Finance Plan (Section II.5 of the SPA Plan package) details their phasing and financing.

Storm Drainage



Village Center North Supplemental SPA Plan

EASTLAKE I

A planned community by The EastLake Company

Civil Land Planning

San Diego, CA (619) 233-7488

5/20/02

Exhibit 11

II.2.7.9 Schools

The EastLake Village Center North SPA includes no residential uses. It neither includes a school site nor does it directly create demand for new or additional school facilities which are associated with new residential development.

EastLake Village Center North is located within the Sweetwater Union High School District (grades 7-12) and the Chula Vista Elementary School District (grades K-6). The Board of Trustees of the Sweetwater Union School District and the Board of Education of the Chula Vista Elementary School District have each formed Community Facilities (Mello-Roos) Districts for the purpose of financing school facilities within the EastLake Community through the use of special taxes and the issuance of bonds. Since the SPA is located within the overall community, these special taxes will be applied to the Village Center North property. The project will pay school fees with the issuance of Building permits.

Adult school services are provided in the evening at local school district facilities. Southwestern College, located approximately 1 mile west of EastLake, provides community college services to local residents. Neither of these services are expected to be affected by development of the Village Center North.

II.2.7.10 Child Care Facilities

The city adopted the Child Care Element of the Chula Vista General Plan in March, 1995. The purpose of the Child Care Element is "to provide comprehensive policy direction for the provision of adequate child care facilities necessary to serve existing and future developed areas in the City in a coordinated and effective manner."

EastLake Village Center North SPA, and the EastLake Planned Community as a whole, may have a mix of child care providers, such as school, church, non-profit or commercial facilities. Child care facilities may be located within private homes, commercial centers, offices, government and industrial complexes, and/or adjacent to public and private schools when appropriate. Family day care homes and facility-based child care centers are discussed below.

Home-based child care includes small family day care homes (SFDCH) that serve 6 children and large family day care homes (LFDCH) that serve 7-12 children. The Chula Vista Municipal Code allows the establishment of SFDCHs and LFDCHs within the R-1 Zone as well as the RE and RS land use districts of the PC Zone found throughout the EastLake Community. A conditional use permit is required for all family day care homes within R-2 and R-3 Zones. Consistent with Chula Vista zoning, SFDCHs could potentially be located within all residential zones in the EastLake Community. Since the State of California has family day care home licensing responsibility, all family day care homes within the residential areas of EastLake would be required to comply with both state and local regulations.

The City of Chula Vista has established specific requirements for operating a large family day care home, which have been incorporated in the Planned Community District Regulations adopted for EastLake II (see Section II.3, Planned Community District Regulations). Facility-based child care may be conducted by non-profit quasi-public organizations or commercial providers. These facilities may be located on a variety of non-residential parcels (including commercial, PQ and CPF sites). Further, day care and nursery schools will be permitted within the Village Center North SPA itself, subject to Administrative Review (see PC District Regulations).

The State has adopted regulations related to licensing, application procedures, administrative actions, enforcement provisions, continuing requirements and physical environment for child day care and day care centers. All child care facilities within the SPA will need to comply with state, as well as local regulations.

II.2.7.11 Police & Fire Services

Both police and fire services are provided by the City of Chula Vista. Police services are provided from the central police facility in central Chula Vista. Two fire stations are in close proximity to the project site. One, a temporary facility, is located in the EastLake Business Center, immediately adjacent to the project site. The station will be relocated to a new permanent site as the City's Fire Master Plan is implemented. The new permanent site is located in the EastLake Woods neighborhood, in close proximity east of the project site. A second station is located approximately 5 minutes away in the Rancho del Rey community to the west of EastLake.

II.2.7.12 Library Services

Library services are provided by the City of Chula Vista. The City operates a central library, which is located at 4th and "F" Streets in central Chula Vista and a branch library in the Montgomery area, to serve the entire community. Growth in eastern Chula Vista is expected to require additional library facilities in the eastern portion of the city. A new library is planned to be constructed in the Eastern Urban Center along SR-125 within the Otay Ranch community, south of this SPA.

A Library Service Master Plan has been completed which suggests a branch library in the eastern area of the City should be considered. Rancho del Rey reserves a site for a City library along East "H" Street. Although, library services are generally associated with increased residential development and, as a non-residential project, the Village Center project is not expected to affect the need for library services.

Library facilities are addressed in more detail in the Public Facilities Finance Plan for this SPA.

II.2.7.13 Community Purpose Facilities (CPF)

Community Purpose Facilities are required in the City of Chula Vista at the rate of 1.39 acres per 1,000 persons to be addressed with each SPA Plan. Since the proposed project does not affect the population in the project area, it does not affect the CPF plans adopted for the EastLake Community as a whole.

II.2.8 Appendices

EastLake II

Planned Community (PC)

District Regulations

Regulations for the following SPA Plans:

EastLake I

(including: EastLake Hills, EastLake Shores, Business Center I, & Village Center North
Supplemental SPA Plan)

EastLake Business Center II SPA Plan

EastLake II SPA Plan

(Consolidation of EastLake Greens & Trails)

Ordinance No. 3018
Resolution No. 2005-288
Adopted August 23, 2005

Prepared by
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Amended December 18, 2007
By Ordinance No. 3100

Amendments Prepared by:
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INTRODUCTION

These Planned Community (PC) District Regulations are adopted pursuant to Title 19, Zoning, of the Chula Vista Municipal Code and are intended to implement and integrate the Chula Vista General Plan, the General Development Plan, and the Sectional Planning Area Plans (SPAs) for EastLake I, Salt Creek I, EastLake Greens and EastLake Trails. (Refer to Exhibit 2 in Chapter I, Section I.1) These regulations set forth the development and use standards for all property within EastLake II General Development Plan Area by establishing:

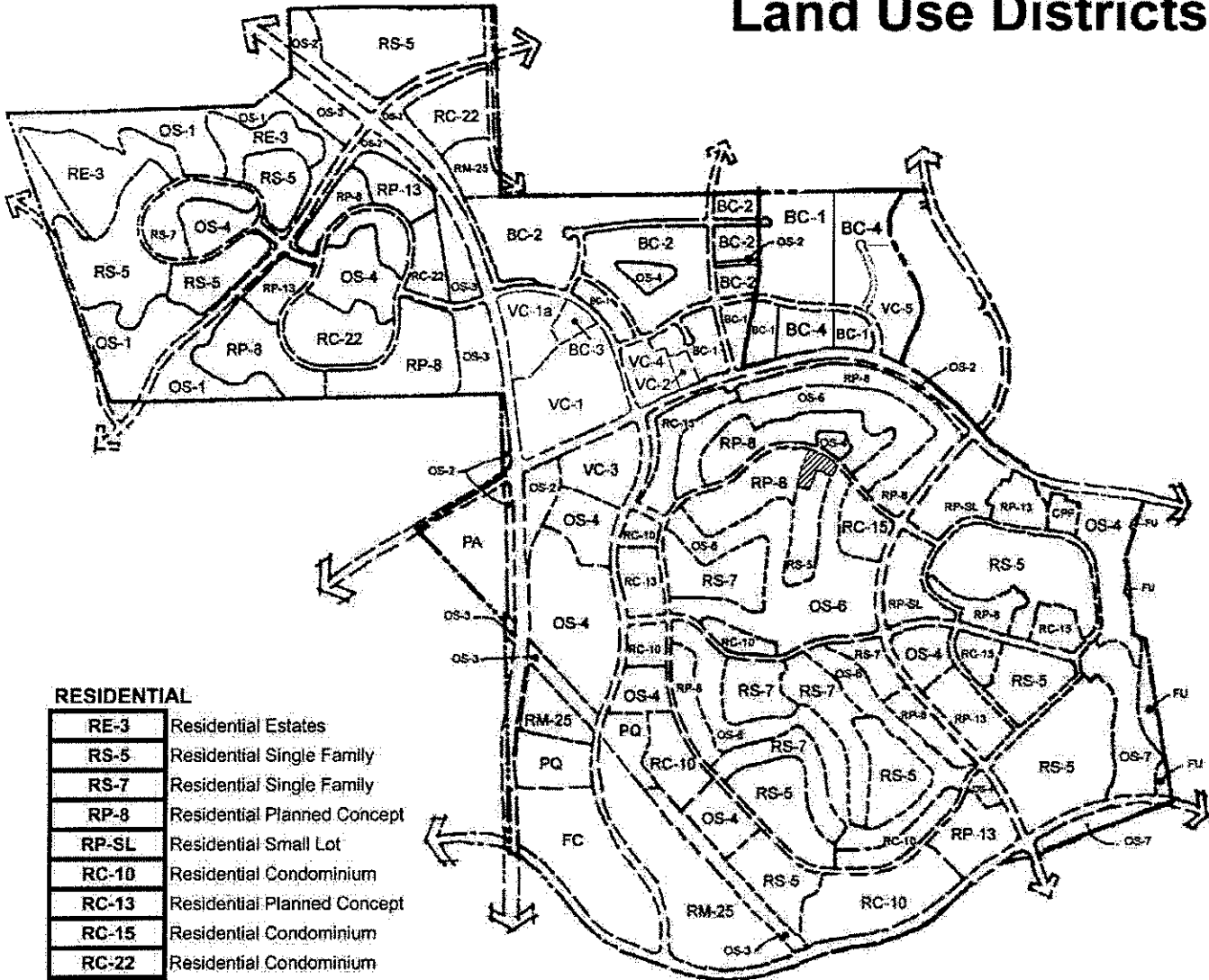
- setbacks;
- building heights;
- parking requirements;
- landscape requirements;
- use restrictions;
- animal regulations;
- density of development;
- lot size, width and depth;
- fencing requirements; and,
- signing regulations.

The PC District Regulations, along with the various SPA Plans, delineate precisely the allowable use of the property

The PC District Regulations are organized into four basic land use districts:

- Residential;
- Village Center and Commercial;
- Business Center; and,
- Special Purpose.

Land Use Districts



RESIDENTIAL

RE-3	Residential Estates
RS-5	Residential Single Family
RS-7	Residential Single Family
RP-8	Residential Planned Concept
RP-SL	Residential Small Lot
RC-10	Residential Condominium
RC-13	Residential Planned Concept
RC-15	Residential Condominium
RC-22	Residential Condominium
RM-24	Residential Multi-Family
RM-44	Residential Multi-Family


VILLAGE CENTER & COMMERCIAL

VC-1	Village Center (Retail)
VC-1a	Village Center (Retail)
VC-2	Village Center (Prof. Admin./Ltd. Retail)
VC-3	Village Center (Retail)
VC-4	Village Center (Retail)
VC-5	Village Center (Retail)
FC	Freeway Commercial
PA	Professional & Administrative

BUSINESS CENTER

BC-1	Business Center (Manufacturing Park District)
BC-2	Business Center (Manufacturing Service District)
BC-3	Business Center (Core District)
BC-4	Business Center (Core Professional District)

SPECIAL PURPOSE

OS-1	Open Space
OS-2	Open Space
OS-3	Open Space
OS-4	Open Space
OS-5	Open Space
OS-6	Open Space
OS-7	Open Space
FU	Future Urban District
PQ	Public/Quasi-public District
CPF	Community Purpose District
	(GH) Guest House Land Use District Overlay (Refer to Section II.3D in PC Dist. Regs)

SECTION I. GENERAL PROVISIONS

I.0 Purpose and Scope

For the purpose of promoting and protecting the public health, safety and welfare of the people of the City of Chula Vista, to safeguard and enhance the appearance and quality of development of EastLake II, and to provide the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources, these Planned Community District Regulations defining land use districts and regulations within those districts are hereby established and adopted by the City Council

I.1 Private Agreements

The provisions of this ordinance are not intended to abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions of this ordinance

I.2 Repeal of Conflicting Ordinances

Whenever the provisions of this ordinance impose more restrictive regulations upon construction or use of buildings or structures, or the use of lands or premises than are imposed or required by other ordinances previously adopted, the provisions of this ordinance or rules or regulations promulgated hereunder shall govern.

I.3 Establishment of Land Use Districts

A. Division of EastLake II into Land Use Districts

In order to classify, regulate, restrict and separate the use of land, buildings and structures, and to regulate and limit the type, height and bulk of buildings and structures in the various districts, and to regulate the areas of yards and other open area abutting and between buildings and structures, and to regulate the density of population, EastLake II GDP is hereby divided into the following Land Use Districts:

Residential Land Use Districts

RE-3	Residential Estate
RS-5	Residential Single Family
RS-7	Residential Single Family
RP-8	Residential Planned Development
RP-13	Residential Planned Development
RP-SL	Residential Planned Development
RC-10	Residential Condominium
RC-15	Residential Condominium
RC-22	Residential Condominium
RM-25	Residential Multi-Family
RM-44	Residential Multi-Family

Village Center and Commercial Land Use Districts

VC-1	Village Center
VC-2	Village Center
VC-3	Village Center
VC-4	Village Center
VC-5	Village Center
FC	Freeway Commercial
PA	Professional and Administrative

Business Center Land Use Districts

BC-1	Business Center Manufacturing Park
BC-2	Business Center Manufacturing Service
BC-3	Core District
BC-4	Core District

Special Purpose Land Use Districts

OS-1	Open Space
OS-2	Open Space
OS-3	Open Space
OS-4	Open Space
OS-5	Open Space
OS-6	Open Space
OS-7	Open Space
PQ-1	Quasi-Public Facilities
CPF	Community Purpose Facilities

B Adoption of Land Use Districts - Maps

Said several Land Use Districts and boundaries of said Districts and each of them hereby are established and adopted as shown, delineated and designated on the EastLake II Planned Community District Regulations Land Use Districts Map of the City of Chula Vista, San Diego County, which map, together with all notations, references, data, district boundaries and other information thereon, is made a part hereof and adopted concurrently herewith.

C Filing

The original of the EastLake II Planned Community District Regulations Land Use District Map shall be kept on file with the City Clerk and shall constitute the original record. A copy of said Map shall also be filed with the Planning Department.

D Changes to the Land Use District Map

Changes to the boundaries of the land use districts shall be made by ordinance and shall be reflected on the EastLake II Planned Community District Regulations Land Use District Map. Minor changes resulting from the approval of a tract map may be made to the land use district map as an administrative matter.

I . 4 Clarification of Ambiguity

If ambiguity arises concerning the appropriate classification of a particular use within the meaning and intent of this ordinance, or if ambiguity exists with respect to matters of height, yard requirements, area requirements or land use district boundaries as set forth herein, it shall be the duty of the Director of Planning and Building to ascertain all pertinent facts and forward said findings and recommendations to the Planning Commission, or on appeal, to the City Council and if approved by the Commission or, on appeal, by the City Council. Thereafter, the established interpretation shall govern.

Should any provision of these regulations conflict with those of the Municipal Code, the requirements herein shall apply.

I . 5 Effects of Regulations

The provisions of this ordinance governing the use of land, buildings, and structures, the size of yards abutting buildings and structures, the height and bulk of buildings, the density of population, the number of dwelling units per acre, standards of performance and other provisions hereby are declared to be in effect upon all land included within the boundaries of each and every land use district established by this ordinance.

I . 6 Enforcement

A Enforcement by City Officials

The City Council, the City Attorney, the City Manager, the Director of Public Safety, the Building Official, the Director of Planning and Building, the City Clerk and all officials charged with issuance of licenses or permits, shall enforce the provisions of this ordinance. Any permit, certificate or license issued in conflict with the provisions of this ordinance shall be void

B Actions Deemed a Nuisance

Any building or structure erected hereafter, or any use of property contrary to the provisions of a duly approved Design Review, Site Plan, Variance, Conditional Use Permit or Administrative Permit and/or this ordinance shall be and the same hereby is declared to be unlawful and a public nuisance per se and subject to abatement in accordance with local ordinance

C. Remedies

All remedies concerning this ordinance shall be cumulative and not exclusive. The conviction and punishment of any person hereunder shall not relieve such persons from the responsibility of correcting prohibited conditions or removing prohibited buildings, structures, signs or improvements, and shall not prevent the enforced correction or removal thereof.

D Penalties

Any person, partnership, organization, firm or corporation, whether as principal, agent, employee or otherwise, violating any provision of this ordinance or violating or failing to comply with any order or regulation made hereunder, shall be guilty of an infraction and, upon conviction thereof, shall be punishable as provided by local ordinance

I . 7 Definitions

For the purpose of this Ordinance, certain words, phrases and terms used herein shall have the meaning assigned to them by Title 19 of the City of Chula Vista Municipal Code

When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural; and, those in the plural number include the singular. The word "shall" is mandatory; the word "may" is permissive.

Any aspect of land use regulation within EastLake II General Development Plan Area not covered by these district regulations or subsequent plan approvals, shall be regulated by the applicable section of the Chula Vista Municipal Code (CVMC)

SECTION II. RESIDENTIAL DISTRICTS

II.0 Purpose

In addition to the objectives outlined in Section I 0 (Purpose and Scope), the Residential Districts are included in the Planned Community District Regulations to achieve the following purposes:

- To reserve appropriately located areas for family living at a broad range of dwelling unit densities consistent with the General Plan and with sound standards of public health, safety and welfare;
- To ensure adequate light, air, privacy and open space for each dwelling;
- To minimize traffic congestion and avoid the overloading of public services and utilities by preventing construction of buildings of excessive bulk or number in relation to the land area around them;
- To protect residential properties from noise, illumination, unsightliness, odors, smoke and other objectionable influences; and,
- To facilitate the provision of utility services and other public facilities commensurate with anticipated population, dwelling unit densities and service requirements.

II.1 Land Use District Grouping

To facilitate the establishment of permitted use and development standards which are applicable to more than one land use district, land use groups are herein established. The following land use groups are established and shall be identified by the designation indicated below:

<u>Land Use Group Designation</u>	<u>Land Use District Included in Group</u>
RE	RE-3
RS	RS-5 and RS-7
RP	RP-8, RP-13 and RP-SL
RC	RC-10, RC-15 and RC-22
RM	RM-25 and RM-44

II.2 Permitted Uses

The following uses shall be permitted where the symbol "P" appears and shall be permitted subject to a Conditional Use Permit where the symbol "C" appears. Uses where the symbol "A" appears shall be permitted subject to an Administrative Review. Uses where the symbol "N" appear shall not be permitted. Uses where the symbol "a" appears are only permitted as an accessory use to a basic permitted use.

<u>Land Use</u>		<u>Land Use Group</u>				
		<u>RE</u>	<u>RS</u>	<u>RP</u>	<u>RC</u>	<u>RM</u>
A	<u>Residential Uses</u>					
1	Single family dwellings	P	P	P	P	P
2	Duplex dwellings	N	N	P	P	P
3	Guest dwellings or accessory living quarters	A	N	N	N	N
4	Mobile homes on individual lots which are certified under the National Mobile home Construction and Safety Standards Act of 1974	P	P	P	P	P
5	Group residential, including but not limited to, boarding or rooming homes, dormitories, and retirement homes	N	N	C	A	A
6	Multiple dwellings	N	N	A	P	P

<u>Land Use</u>	<u>Land Use Group</u>				
	<u>RE</u>	<u>RS</u>	<u>RP</u>	<u>RC</u>	<u>RM</u>
7 Townhouse dwellings	N	N	P	P	P
B. <u>Agricultural Uses</u>					
1. All types of horticulture	P	P	P	P	P
2. Agricultural crops	A	A	A	A	A
3. Animal raising or grazing	A	N	N	N	N
4. Keeping of three (3) dogs and/or three (3) cats (over the age of four months)	P	P	P	P	P
C. <u>Public and Quasi-Public Uses</u>					
1. Day nurseries, day care schools and nursery schools (Children under 12 subject to City Standards)	C	C	C	C	C
2. Convalescent homes	C	C	C	C	C
3. Churches, convents, monasteries and other religious places of worship (subject to requirements of Section 19 58 110 CVMC)	C	C	C	C	C
4. Essential public services including but not limited to: schools, libraries, museums, parks, public works facilities and other civic uses	C	C	C	C	C
5. Public utility and public service substations, reservoirs, pumping plants and similar installations	C	C	C	C	C
6. Recreational facilities including but not limited to: country clubs, tennis and swim clubs, golf courses, racquetball and handball. (Sites for such facilities which are 2 acres or less in size shall be subject to Administrative Review only)	C	C	C	C	C
7. Recreational courts, including but not limited to: tennis, basketball, and similar uses	A	A	A	A	A
D. <u>Home Occupations</u>					
1. Home occupations subject to the provisions of Section VI 1	A	A	A	A	A
E. <u>Accessory Uses</u>					
1. Accessory structures and uses located on the same site as a permitted use	A	A	A	A	A
2. Accessory structures and uses located on the same site as a conditional use	A	A	A	A	A
F. <u>Temporary Uses</u>					
1. Temporary uses as prescribed in Section VI 0	A	A	A	A	A

II.3 Property Development Standards: Residential Districts

- A. The following Property Development Standards shall apply to all land and buildings, other than accessory buildings, permitted in their respective residential land use districts. The use of the symbol "SP" indicates that the standard is established by the approval of a Site Plan/Tentative Tract Map. Dimensions and

standards are minimums. Minor variations may be permitted subject to site plan or tract map approval providing that the minimums specified herein are maintained as average minimums. Lot widths and depths are herein maintained as average minimums. Lot widths and depths are typical minimums but may vary slightly with irregularly shaped lots and site specific conditions. The parking standards for a planned Senior Citizen or "affordable" residential development may be reduced from those specified herein for the district in which it is located by the Director of Planning.

B Large Day Care

The City of Chula Vista has established specific requirements for operating a large day care facility, including:

1. A large day care facility shall not be within 1,200 feet of another such facility on the same street as measured from the exterior boundaries of the property.
2. An area shall be provided for the temporary parking of at least two vehicles for the safe loading and unloading of children. In most cases, the driveway in front of a two-car garage will satisfy this requirement.
3. A usable rear yard play area of 1,200 sq. ft. shall be provided. Outdoor play activity shall not be allowed in the front or exterior side yard of the home.
4. Play areas shall be designed and located to reduce the impact of noise on surrounding properties. The Zoning Administrator may impose reasonable requirements to alleviate noise, including but not limited to installation of a six-foot high block wall around the perimeter of the rear yard.

Residential Property Development Standards

Site Condition		Land Use Group/District						
		RE	RS	RP			RC	RM
				RP-8	RP-13	RP-SL		
1	Lot area (in net 000's square feet)	8	5	3*	3*	2.5	SP	SP
2	Lot Width (in feet) (Attached Products in RP district)	70	50	38 25	38 25	50	SP	SP
3	Lot depth (in feet)	100	100	90	50	50	SP	SP
4	Lot coverage (percent)	40	50	SP	SP	SP	SP	SP
5	Front yard setback: (garage) a) To direct entry garage b) To side entry garage (single story garage in RS district)	20 20	20 15 10	SP SP	SP SP	20 10	SP SP	SP SP
6	Front yard setback: (main residence)	20	20	SP	SP	10	SP	SP
7	Side yard setback: a) to adjacent residential lot (min. total/one side) b) to adjacent street (corner lot)	15/5	10/5 ** 10	SP	SP	10/5 10	SP	SP
8	Rear yard setback	20	15	SP	SP	SP	SP	SP
9	Building height (maximum in feet) (2 1/2 story max. RE, RS, & RP districts)	28***	28***	28***	28***	28***	45	45
10	Parking spaces per unit: (g=garage; c=carport; op=open)							
	SF Detached Units	2g	2g	2g	2g	2g	2g	2g
	SF Attached Units			1g+1c	1g+1c	1g+1c	1g+1c	1g+1c
	MF Units (1 bedroom units)						1c+0.5op	1c+0.5op
	MF Units (2 bedroom units)						1c+1op	1c+1op
	MF Units (3+ bedroom units)						1c+1.5op	1c+1.5op

Notes:

- Refer to paragraph II.3E for detached structure overlay standards.
- * May be modified for attached unites with Site Plan Approval
- ** RS & RS-5 District only; 13/3 in RS-7 District.
- *** May be increased to 35 feet with Site Plan Approval.

C Group Parking Standards for RC and RM Land Use Groups

The parking requirements include 0.5 spaces for guest parking. This requirement may be reduced to 0.3 space per unit by the Zoning Administrator which would result in a reduction of the standards set forth in the table. If more than one space per dwelling unit is assigned to the dwelling unit, then the required guest parking spaces shall be marked and clearly identified as guest parking. The guest parking spaces shall not be permitted to be assigned to individual dwelling units.

D Special Requirements

- 1 Front yard setbacks shall be measured from the right-of-way of the fronting street. The front yard setback may be reduced, subject to site plan approval, within the RP, RC and RM districts. If the front yard setback is reduced to less than twenty (20) feet, and the dwelling unit is located on a street, cul-de-sac, or court containing more than twelve (12) dwelling units, then the garage shall be equipped with an automatic garage door opener.
- 2 The allowable building area for each lot shall be as permitted in the table below. The maximum building area for single family detached and attached products shall be the square footage listed or that permitted by the percentage of lot area, whichever is greater. Homeowner additions shall be allowed only where consistent with these standards. A 300 square foot open patio (covered but open on three sides) shall be permitted on each residential lot and shall be exempt from inclusion in this calculation.

E Detached Structure Overlay Standards

- 1 The Detached Structure Overlay Standards shall only apply to those areas depicted on the Land Use Districts map as "Detached Structure Overlay."
- 2 Uses Permitted: A Guest House as defined in Section 10.04.106 CVMC, except as further defined as follows: A "Guest house" means detached living quarters of a permanent type of construction, without kitchen or cooking facilities and intended for use by occasional guests and occupants of the main building. Use by occasional guests shall not exceed 90 days for any one guest over a one year period. A guest house shall not be separately rented, let, or leased, whether compensation is direct or indirect.
- 3 Site Development Standards: Shall be as indicated for the base residential land use district, except that the front setback may be reduced to 15 feet if approved by the Director of Planning.

Permitted Building Area

<u>District</u>	<u>Square Footage</u>	<u>Lot Area Percentage (FAR)</u>
RE & RS-5	4,500	50%
RS-7	3,900	50%
RP-SL & RP-8	2,900	55%
RP-13	2,300	55%

All residential development north of Otay Lakes Road, within the EastLake I SPA, shall be exempt from this maximum building area standard. RP-13 parcels in the Greens SPA are limited to 2,000 square feet.

II.4 Performance Standards: Residential Districts

In all Residential Districts, the following performance standards shall be met:

- A Air conditioners, antennas, ham radio antennas, solar panels, heating, cooling, ventilating equipment and all other mechanical, lighting or electrical devices shall be so operated and located so that they do not disturb the peace, quiet and comfort of neighboring residents and shall be screened, shielded and/or sound buffered from surrounding properties and streets. All equipment shall be installed and operated in accordance with all other applicable ordinances. Heights of said equipment shall not exceed the required height of the zone in which they are located. Private, individual satellite dish antennas greater than three (3) feet in diameter are subject to a Conditional Use Permit. Community or association operated satellite dish antennas may be allowed subject to a Conditional Use Permit.

- B. Required front and exterior side yards shall be landscaped and shall consist predominantly of trees, plant materials, ground cover and decorative rocks, except for necessary walks, drives and fences. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris. Landscaping requirements may be met by either installation by the builder or developer, or for single family development, requirements through CC&R's that individual homeowners install their front yard landscaping within one year of occupancy, or sooner if required by CC&R's
- C. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where required by utility provider. Pad-mounted transformers and/or meter box locations shall be included in the site plan with any appropriate screening treatment. Power lines and cables shall be installed underground.
- D. The acceptable outdoor noise exposure level, measured at the property line, for each residential district is provided in the table below (See Chapter 19.66 CVMC for definitions and additional details).

Exterior Noise Limits*

<u>Receiving Land Use District</u>	<u>7 a.m. – 10 p.m.</u>	<u>10 p.m. – 7 a.m.</u>
RE, RS, RP	55 dbA	45 dbA
RC, RM	60 dbA	50 dbA

*Environmental Noise – L_{eq} in any hour

*Nuisance Noise – not to be exceeded at any time

- E. The maximum permissible dwelling unit interior noise levels are provided in the table below

Interior Noise Limits*

<u>Time Interval</u>	<u>Any Time</u>	<u>1 min. in 1 hour</u>	<u>5 min. in 1 hour</u>
7 a.m. – 10 p.m.	55 dbA	50 dbA	45 dbA
10 p.m. – 7 a.m.	45 dbA	40 dbA	35 dbA

- F. **Energy Conservation** Buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption requirements, including but not necessarily limited to, the following conservation considerations:

- Co-generation;
- South facing windows;
- Eave coverage for windows;
- Double glazed windows;
- Earth berming against exterior walls;
- Greenhouses; and,
- Deciduous shade trees.

- G. In the RC and RM districts, including the conversion of apartments to condominiums where permitted, the following performance standards shall be met:

1. Masonry walls or fences six (6) feet in height, from the highest finished grade, shall be required where needed for noise attenuation and/or privacy
2. Where a lot fronts on more than one street, it shall be considered to have multiple frontages and shall be required to meet special side yard setbacks
3. When an RC and/or RM lot is adjacent to any single family zone, a minimum of fifteen (15) feet of landscaping shall be maintained on the RC and/or RM lot between such uses
4. Lockable, enclosed storage shall be provided in the carport area; substitutions may be approved by the Director of Planning;
5. Conveniently located common laundry facilities shall be provided for units which do not have individual hook-ups

6. Conveniently located and well screened trash enclosures shall be provided for all dwelling units.
7. Recreation vehicle (including campers, boards and trailers) parking areas shall be provided, fully screened from view or the development CC&R's shall prohibit all parking of recreation vehicles.

II . 5 Accessory Structures: Residential Districts

Accessory Buildings and Structures: Accessory buildings and structures, attached or detached, used either wholly or in part for living purposes, shall meet all of the requirements for location of the main structure as constructed or required by the District, whichever is less restrictive; except as herein provided.

- A. Enclosed accessory buildings or structures that are attached to the main building shall not be allowed to encroach into the required rear yard setback. Open structures may be allowed to encroach into the rear yard setback subject to approval by the Director of Planning.
- B. A detached accessory structure shall meet the setback requirements of the main building for the front and street side yard areas.
- C. A detached accessory structure may be located within an interior side or rear yard provided that such structure is located no closer than five (5) feet to an interior side or rear lot line and is at least six (6) feet from the main structure and does not exceed one story in height.
- D. Porches, steps, architectural features such as eaves, awnings, chimneys, balconies, stairways, wing walls or bay windows may project not more than four (4) feet into any required front or rear yard area, and not into any required side yard more than one-half of said required side yard

II . 6 Walls and Fences: Residential Districts

In any required front or side yard adjacent to a street, a wall, fence or hedge shall not exceed forty-two (42) inches in height, except as provided herein:

- A. A wall, fence or hedge not more than six (6) feet in height may be maintained along the interior side or rear lot line, provided that such wall, fence or hedge does not extend into a required front or side yard adjacent to a street except for noise attenuation as required by the City and as herein provided
- B. A wall, fence or hedge adjacent to a driveway or street providing vehicular access to an abutting lot or street shall not exceed forty-two (42) inches in height within the front or side yard setback area of the lot. Corner cut-offs may be required to maintain a reduced height in special circumstances for safety and visibility.
- C. Fiberglass or bamboo sheeting or other similar temporary material shall not be permitted as a fencing material on street frontages.

II . 7 Signs: Residential Districts

No sign or outdoor advertising structure shall be permitted in any residential district except as provided in Section VII

SECTION III VILLAGE CENTER & COMMERCIAL DISTRICTS

III.0 Purpose

In addition to the objectives outlined in Section I.0 (Purpose and Scope), the Village Center and Commercial Districts are included in the Planned Community District Regulations to achieve the following purposes:

- To provide appropriately located areas for office uses, retail stores, service establishments and wholesale businesses, offering commodities and services required by residents of the City and its surrounding market area;
- To provide an opportunity for commercial and quasi-public community support facilities;
- To encourage office and commercial uses to concentrate for the convenience of the public and for a more mutually beneficial relationship to each other;
- To provide adequate space to meet the needs of modern commercial development, including off-street parking and loading areas;
- To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings suited to the amount of land around them;
- To protect commercial properties from noise, odor, smoke, unsightliness, and other objectionable influences incidental to industrial uses; and
- To promote high standards of site planning, architectural and landscape design for office and commercial developments within the City of Chula Vista

III.1 Permitted Uses: Village Center Districts

The matrix of land uses on the following pages indicates the relative permissive status using the following symbols:

"P"	=	Permitted
"C"	=	Permitted subject to Conditional Use Permit approved by the Chula Vista Planning Commission.
"A"	=	Permitted subject to Conditional Use Permit by the Zoning Administrator.
"a"	=	Permitted Accessory Use to a Permitted or Conditional Use
"N"	=	Use Not Permitted.
"P/N"	=	First symbol before "/" is the permissive status if all required discretionary applications for implementation have been submitted prior to December 31, 2004. Second symbol after "/" is the permissive status if all applications have not been submitted prior to December 31, 2004.
"P ₁ "	=	Subject to Zoning Administrator review and approval

Land Use		Land Use District					
		<u>VC-1</u>	<u>VC-1a</u>	<u>VC-2</u>	<u>VC-3</u>	<u>VC-4</u> ¹	<u>VC-5</u> ^{2,3}
A.	<u>Administrative and Professional Services</u>	P	P	P	P	P	P
B.	<u>General Commercial Uses</u>						
1	Antique shops (no outdoor storage)	P	P	N	P	N	P
2	Apparel stores	P	P	P/N	P	P	P
3	Art, music and photographic studios and supply stores	P	P	P/N	P	P	P
4	Appliance stores and repair (no outdoor storage)	P	N	P/N	P	P	P
5	Arcades and electronic games (see Section VI 4)	C	C	P/N	C	P	A
6	Athletic and health clubs	C	C	C	C	C	A
7	Automobile and/or truck services, sales, rental agencies	A	N	N	A	N	A
8	Bakeries - retail	P	P	P	P	P	P
9	Barber and beauty shops	P	P	P	P	P	P
10	Bicycle shops, non-motorized	P	P	P	P	P	P
11	Blueprint and photocopy services	P	N	P	P	P	P
12	Book, gifts and stationery stores	P	P	P	P	P	P
13	Candy stores and confectioners	P	P	a	P	a	P
14	Car Wash subject to provisions of Section 19 58 060 CVMC	C	N	N	C	N	C
15	Catering establishments	P	P	N	P	N	P
16	Cleaners	P	P	P/N	P	P	P
17	Commercial recreation facilities not otherwise listed	C	C	C	C	C	C
18	Eating and drinking establishments:						
a	Bars, nightclubs cabarets	C	C	N	N	N	C
b	Restaurants, coffee shops, delicatessens:						P
	1) with alcoholic beverages and/or entertainment	C	C	C	C	C	ZA

		Land Use District					
<u>Land Use</u>		<u>VC-1</u>	<u>VC-1a</u>	<u>VC-2</u>	<u>VC-3</u>	<u>VC-4</u> ¹	<u>VC-5</u> ^{2,3}
	2) without alcoholic bev.	P	P	P	P	P	P
	3) with outdoor seating*	P	P	P	P	P	P
c.	Snack bars and refreshment stands contained within a building	P	P	P	P	P	P
d	Fast food restaurants with drive-in or drive-through (subject to Site Plan and Arch Review by the Zoning Administrator)	C	N	N	C	N	C
19.	Equipment rental (enclosed building)	P	N	P	P	P	P
20	Feed and tack stores (no outside storage)	P	P	N	P	N	P
21.	Financial Institutions with drive thru	P	N	P	N	P	P
22.	Florists' shops	P	P	P	P	P	P
23.	Food stores, supermarkets, drug stores	P	P	N	P	N	P
24.	Furniture stores	P	P	N	N	N	P
25.	Gasoline service stations	C	N	N	C	N	N
26.	Hardware stores:						
	a. > 10,000 square feet	P	N	N	P	N	P
	b. < 10,000 square feet	P	P	N	P	N	P
27.	Hobby shops	P	P	P/N	N	P	P
28.	Hotels and motels (and accessory uses, including restaurant, bar, shops)	P	N	P	N	P	P
29.	Janitorial services/supplies	P	N	N	P	N	P
30	Jewelry stores	P	P	P	P	P	P
31	Junior department, department stores, discount and membership department stores						
	a. > 50,000 square feet	P	N	P/N	N	P	P
	b. < 50,000 square feet	P	P	P/N	N	P	P
32.	Kiosks, and moveable vendors, including photo sales, located in parking lot	C	C	C	C	C	A

Land Use		Land Use District					
		<u>VC-1</u>	<u>VC-1a</u>	<u>VC-2</u>	<u>VC-3</u>	<u>VC-4</u> ¹	<u>VC-5</u> ^{2,3}
33.	Liquor stores	C	C	N	C	N	A
34.	Medical and dental offices, clinics	P	P	P	P	P	P
36.	Motorcycle sales and services including motorized bicycles	A	N	N	A	N	A
	a Show room only, without service	A	P	N	A	N	A
37.	Newspaper and magazine stores	P	P	a	P	N	P
35.	Mortuaries	N	N	N	N	N	N
38.	Nurseries and garden supply stores in screened area	P	P	N	P	N	P
39.	Office suites, general	P	P	P	P	P	P
40.	Office supplies/stationery stores	P	P	P	P	P	P
41.	Parking facilities (commercial)	N	N	C	C	C	N
42.	Pharmacies	P	P	P	P	P	P
43.	Photocopying services	P	P	P	P	P	P
44.	Printing shops	P	P	P	P	P	P
45.	Recycling drop-off bins	A	N	N	A	N	N
46.	Retail stores and shops	P	P	P/N	P	P	P
47.	Sign painting shops (encl. bldg.)	P	N	N	P	N	P
48.	Stamp and coin shops	P	P	P/N	P	P	N
49.	Swimming pool supplies	P	P	P/N	P	P	P
50.	Television, stereo and radio stores including sales and repair	P	P	P/N	P	P	P
51.	Theaters	A	A	N	N	N	A
52.	Tire sales and services	A	N	N	A	N	N
53.	Travel agencies	P	P	P	P	P	P
54.	Veterinary offices and animal hospitals	A	A ¹	C	A	C	A
	¹ Overnight animal boarding for non-medical purposes is prohibited						

C. Public and Semi-Public Uses

1	Day nurseries, day care schools (subject to provisions of the Municipal	A	A	A	A	A	A
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Land Use	Code)	Land Use District					
		<u>VC-1</u>	<u>VC-1a</u>	<u>VC-2</u>	<u>VC-3</u>	<u>VC-4</u> ¹	<u>VC-5</u> ^{2,3}
2.	Convalescent homes and hospitals	C	N	N	C	N	N
3.	Clubs and lodges including YMCA, YWCA and similar youth group uses	A	N	N	N	N	A
4.	Libraries	P	P	N	P	N	N
5.	Educational institutions	C	C	C	C	C	A
6.	Hospital, medical care facilities	N	N	N	N	N	N
7.	Post office	P	P	N	P	N	N
8.	Religious institutions	N	N	C	N	N	N
9.	Group care facilities and residential retirement hotels	C	C	N	C	N	N
10.	Utilities, public and private	P	N	N	P	N	N
11.	Uses determined to be similar and consistent with the purposes of this chapter	C	P ₁	C	C	C	C
D. <u>Accessory Uses</u>							
1.	Accessory structures and uses located on the same site as a permitted use	P	P	P	P	P	P
2.	Accessory structures and uses located on the same site as a conditional use	A	A	A	A	A	A
E. <u>Temporary Uses</u>							
1.	Temporary uses as prescribed in Section VI.0	P	P	P	P	P	P

¹The VC-4 is a "Project Specific Land Use," district intended only to accommodate an approximately 98,500 square-foot Kohl's department store substantially similar retail operation as Kohl's store located in Temecula, California store (31870 Redhawk Parkway, Temecula California 92592), 16,800 square feet for retail shops and restaurants. The Project Specific Land Use District will be in effect only until July 15, 2006 unless the following two requirements are met:

- 1) commence construction of the Kohl's department store no later than July 15, 2005. For purposes of this land use designation, "commence construction" means the date of commencement contained within a contract for the construction of the Kohl's building and related site improvements which has been entered into by Kohl's Department Stores; and
- 2) Kohl's department store is open for business no later than July 15, 2006.

In the event that Kohl's has not commenced construction by July 15, 2005, the VC-4 "project specific land use" designation will revert back to VC-2 land use district. Furthermore, in the event that the Kohl's department store is not open for business by July 15, 2006, the VC-4 "project specific land use" designation will revert back to VC-2 land use district.

²All land uses within the VC-5 Land Use District must comply with the applicable parking standards outlined in section VIII.2 of the East Lake Business Center II PC District Regulations minus 15% reduction

³Prior to the issuance of a business license or building permit for a new or existing tenant, the Parking Availability Table (see sample below) shall be updated, to the satisfaction of the City, to reflect the required number of parking spaces for the new use or additional floor area to insure that the new parking demand does not exceed the total number of parking spaces provided.

Sample Parking Availability Table

Permitted Land Use	Total Gross Floor Area by Use (s.f.)	Total Restaurant Seats	Parking Ratio (1 space / X s.f.)	Restaurant Parking Ratio (spaces per seat)	Required Parking (spaces)	15% Reduction	Total Parking Provided	Excess Parking Spaces
Furniture Showroom								
Medical, Dental Office								
Professional Office								
Retail								
Restaurant								
TOTAL								

III.2 Property Development Standards: Village Center Districts

The property development standards that shall apply to all land and buildings permitted in the Village Center Districts shall be those indicated on an approved site plan submitted pursuant to Section 19.14.420 through Section 19.14.480 inclusive in Title 19 of the Chula Vista Municipal Code.

The following property development standards apply to all land and buildings other than accessory buildings authorized in VC-1, VC-2 and VC-5 districts. Any legal lot may be used as a building site

A General Requirements

The following requirements are minimums unless otherwise stated:

	<u>VC-1</u>	<u>VC-2</u>	<u>VC-5</u>
1. Setback from Otay Lakes Road ¹	50 feet	50 feet	50 feet
2. Setback from Fenton Avenue** ²	NA	20 feet	20 feet
3. Setback from SR-125 ²	50 feet	NA	NA
4. Setback from EastLake Parkway ⁴	30 feet	30 feet	NA
5. Building height, maximum ³	45 feet	45 feet	35 feet
6. Side Yard Setback			10 feet
7. Rear Yard Setback			10 feet

¹As measured from edge of curb may be modified with approval of DRC

²As measured from right-of-way.

³Architectural features may exceed height with Design Review Approval.

⁴As measured from R/W. May be modified with Design Review Approval.

III.3 Performance Standards: Village Center Districts

- A. Required front and street side yards shall be landscaped. Said landscaping shall consist predominantly of plant materials except for necessary walks and drives. All planting and irrigation shall be in accordance with the City's Landscape manual. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris.
- B. The noise level emanating from any commercial use or operation shall not exceed the standards established in the Chula Vista Municipal Code.
- C. All ground mounted mechanical equipment, including heating and air conditioning units and trash receptacle areas, shall be completely screened from surrounding properties by use of a wall or fence, or shall be enclosed within a building. No material or equipment so screened shall have a height greater than that of the enclosing wall, fence or building. Structural and design plans for any screening required under the provisions of this section shall be approved by the Director of Planning.
- D. All roof appurtenances including, but not limited to, air conditioning units, and mechanical equipment shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and residential uses within the Village Center.
- E. Reciprocal ingress and egress, circulation and parking arrangements shall be required to facilitate the ease of vehicular movement between adjoining properties.
- F. Lighting. All light sources shall be shielded in such a manner that the light is directed away from streets or adjoining properties. Illuminators should be integrated within the architecture of the building. The intensity of light at the boundary of any Village Center District shall not exceed seventy-five (75) foot lamberts from a source of reflected light.
- G. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where required by utility provider. Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment.

- H. Except where otherwise approved on a site plan, outdoor storage and/or sales areas shall be entirely enclosed by solid walls not less than six (6) feet in height to adequately screen outdoor storage areas. Stored materials shall not be visible above the required walls.
- I. Air Pollution There shall be no emission on any site, for more than one minute in any hour, of air contaminants which, at the emission point or within a reasonable distance of the emission point, are as dark or darker in shade as that designated as No. 1 on the Ringelman Chart as published in the United States Bureau of Mines Information Circular 7718
- J. Odor No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site
- K. Energy Conservation. Buildings should be located on the site to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption, including but not necessarily limited to the following conservation measures:
 - Cogeneration;
 - South facing windows;
 - Eave coverage for windows;
 - Earth berming against exterior walls; and,
 - Deciduous shade trees.
- L. Land Use Compatibility: Notwithstanding the range of uses permitted in the permitted use matrix, areas designated VC-3 that are also designated as Public/Quasi-Public on the General Development Plan shall be limited to those uses determined by the Zoning Administrator to be compatible with the Public/Quasi-Public designation

III.4 Permitted Uses: Commercial Districts

The matrix of land uses on the following pages indicates the relative permissive status using the following symbols:

"P"	=	Permitted
"C"	=	Permitted subject to Conditional Use Permit approved by the Chula Vista Planning Commission.
"A"	=	Permitted subject to Conditional Use Permit by the Zoning Administrator
"a"	=	Permitted Accessory Use to a Permitted or Conditional Use.
"N"	=	Use Not Permitted

<u>Land Use</u>		<u>Land Use District</u>	
		<u>FC</u>	<u>PA</u>
A	Administrative and Professional Services	P	P
B	General Commercial Uses		
1.	Antique shops (no outdoor storage)	P	N
2.	Apparel stores	P	N
3.	Art, music and photographic studios and supply stores	P	N
4.	Appliance stores and repair (no outdoor storage)	P	N
5.	Arcades and electronic games (see Section VI 4)	C	N
6.	Athletic and health clubs	C	C
7.	Automobile and/or truck services, sales, rental agencies;	C	N
8.	Bakeries - retail	P	N
9.	Barber and beauty shops	P	N
10.	Bicycle shops, non-motorized	P	N
11.	Blueprint and photocopy services	P	a
12.	Book, gifts and stationery stores	P	N
13.	Candy stores and confectioners	P	a
14.	Car Wash subject to provisions of Section 19.58.060 CVMC	C	N
15.	Catering establishments	P	N
16.	Cleaners	P	N
17.	Commercial recreation facilities not otherwise listed	C	N
18.	Eating and drinking establishments:		
a	Bars, nightclubs cabarets	C	N
b	Restaurants, coffee shops, delicatessens:		
1)	with alcoholic beverages and/or entertainment	C	N
2)	without alcoholic beverage	C	a
c	Snack bars and refreshment stands contained within a building	P	a
d.	Fast food restaurants with drive-in or drive-through	P	N
19.	Equipment rental (in enclosed building only)	P	N
20.	Feed and tack stores (no outside storage)	P	N
21.	Florists' shops	P	a
22.	Food stores, supermarkets, drug stores	P	N
23.	Furniture stores (<10,000 sf)	P	N
24.	Gasoline service stations	C	N
25.	Hardware stores (<10,000 sf)	P	N
26.	Hobby shops	P	N

<u>Land Use</u>	<u>Land Use District</u>	
	<u>FC</u>	<u>PA</u>
27. Hotels and motels (and accessory uses, including restaurant, bar, shops)	P	N
28. Janitorial services/supplies	P	N
29. Jewelry stores	P	N
30. Junior department, department stores, discount and membership department stores	P	N
31. Kiosks, and moveable vendors, including photo sales, located in parking lot	C	N
32. Liquor stores (package, off-sale only)	C	N
33. Medical and dental offices, clinics	P	P
34. Mortuaries	C	N
35. Motorcycle sales and services including motorized bicycles	P	N
36. Newspaper and magazine stores	P	a
37. Nurseries and garden supply stores in screened area	C	N
38. Office suites, general	P	P
39. Office supplies/stationery stores	P	a
40. Parking facilities (commercial)	C	C
41. Pharmacies	P	a
42. Photocopying services	P	a
43. Printing shops	P	a
44. Recycling drop-off bins	C	N
45. Retail stores and shops	P	N
46. Retail distribution centers and manufacturer's outlets which require extensive floor areas for the storage and display of merchandise, and high volume, warehouse-type sale of goods	P	N
47. Stamp and coin shops	P	N
48. Swimming pool supplies	P	N
49. Television, stereo and radio stores including sales and repair	P	N
50. Theaters	C	N
51. Tire sales and services	C	N
52. Travel agencies	P	P
53. Veterinary offices and animal hospitals	C	N
54. General offices, financial institutions, Real Estate offices, institutional offices	P	P
55. Any other retail business or service establishment supplying commodities or performing services determined by the Planning Commission to be of the same general character as the above mentioned permitted retail businesses or service uses and open during similar normal business hours	P	N

<u>Land Use</u>		Land Use District	
		<u>FC</u>	<u>PA</u>
C.	Public and Semi-Public Uses		
1.	Day nurseries, day care schools (subject to provisions of the Municipal Code)	C	C
2.	Convalescent homes and hospitals	C	N
3.	Clubs and lodges including YMCA, YWCA and similar youth group uses	C	C
4.	Libraries	C	C
5.	Educational institutions	C	C
6.	Hospital, medical care facilities	C	C
7.	Post office	P	P
8.	Religions institutions	C	N
9.	Group care facilities and residential retirement hotels	C	N
10.	Utilities, public and private	C	C
11.	Any other public or semi-public use determined by the Planning Commission to be of the same general character as other uses permitted by this section	C	C
D.	Accessory Uses		
1.	Accessory structures and uses located on the same site as a permitted or conditional use	P	P

III.5 Property Development Standards: Commercial Districts

The following property development standards apply to all land and buildings other than accessory buildings authorized in this district. Any legal lot may be used as a building site, except no building permit shall be issued for any lot having a lot size less than 6,000 square feet. Each building site shall have a minimum 20 foot wide vehicular access to the street.

A General Requirements

The following requirements are minimums unless otherwise stated:

		<u>FC</u>	<u>PA</u>
1.	Lot area, net	1 ac.*	1 ac.*
2.	Lot width (in feet)	100	150
3.	Lot depth (in feet)	150	150
4.	Front yard setback (in feet)	20	25
5.	Side yard setback each side (in feet)	10	10
6.	Public street setback (in feet)	20	20
	• Otay Lakes Road	20	20
	• Olympic Parkway	75**	n/a
7.	Rear yard setback (in feet)	10***	10***
8.	Building height, maximum	45 feet	45 feet

* Map for condominium development does not need to meet lot area requirement. Minimum lot area may be reduced to 10,000 sf for master planned building complexes, subject to approval of a Site Plan. Such Site Plan shall be for a total site of no less than 60,000 sf.

** As measured from edge of sidewalk/curb.

*** Increase to 50 feet when abutting residential district.

Note: Minor deviations may be approved by the Zoning Administrator with Site Plan Approval.

III.6 Performance Standards: Commercial Districts

- A. Required front and street side yards shall be landscaped. Said landscaping shall consist predominantly of plant materials except for necessary walks and drives. All planting and irrigation shall be in accordance with the City's Landscape Manual. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris.
- B. The noise level emanating from any commercial use or operation shall not exceed the standards established in the Chula Vista Municipal Code.
- C. All ground mounted mechanical equipment, including heating and air conditioning units and trash receptacle areas, shall be completely screened from surrounding properties by use of a wall or fence, or shall be enclosed within a building. No material or equipment so screened shall have a height greater than that of the enclosing wall, fence or building. Structural and design plans for any screening required under the provisions of this section shall be approved by the Director of Planning.
- D. All roof appurtenances including, but not limited to, air conditioning units, and mechanical equipment shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and residential uses within the Village Center.
- E. Reciprocal ingress and egress, circulation and parking arrangements shall be required to facilitate the ease of vehicular movement between adjoining properties.
- F. Lighting. All light sources shall be shielded in such a manner that the light is directed away from streets or adjoining properties. Illuminators should be integrated within the architecture of the building. The intensity of light at the boundary of any Commercial District shall not exceed seventy-five (75) foot lamberts from a source of reflected light.

- G. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where required by utility provider. Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment.
- H. Except where otherwise approved on a site plan, outdoor storage and/or sales areas shall be entirely enclosed by solid walls not less than six (6) feet in height to adequately screen outdoor storage areas. Stored materials shall not be visible above the required walls. Permanent outdoor sales areas shall be screened to improve site aesthetics when viewed from a distance, but the screening materials are not required to be solid or opaque, and may allow filtered close-range views of the materials for sale. Screening materials and design shall be consistent with the architecture/materials of the adjacent building.
- I. Air Pollution. There shall be no emission on any site, for more than one minute in any hour, of air contaminants which, at the emission point or within a reasonable distance of the emission point, are as dark or darker in shade as that designated as No. 1 on the Ringelman Chart as published in the United States Bureau of Mines Information Circular 7718.
- J. Odor. No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site.
- K. Energy Conservation. Buildings should be located on the site to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption, including but not necessarily limited to the following conservation measures:
1. Cogeneration;
 2. South facing windows;
 3. Eave coverage for windows;
 4. Earth berming against exterior walls; and,
 5. Deciduous shade trees.

SECTION IV. BUSINESS CENTER DISTRICTS

IV.0 Purpose

In addition to the objectives outlines in Section I.0 (Purpose and Scope), the Business Center Districts are included to provide for a quality working environment and to achieve a harmonious mixture of uses which might otherwise be considered incompatible when located in close proximity. Activities are intended to promote employment opportunities in manufacturing, service, research and development, engineering and wholesale trade. In addition, the Business Center Districts are included to advance the following objectives:

- To reserve appropriately located areas for industrial use and protect these areas from intrusion by dwellings and other non-harmonious uses;
- To protect residential and commercial uses from noise, odor, dust, smoke, light intrusion, truck traffic and other objectionable influences and to prevent fire, explosion, radiation and other hazards incidental to certain industrial activities;
- To promote sufficient open space around industrial structures to protect them from hazard and to minimize the impact of industrial operations on nearby residential or commercial districts; and
- To minimize traffic congestion and avoid overloading utilities by restricting construction of buildings of excessive size in relation to the amount of land around them

A. Business Center Manufacturing Park District (BC-1)

This district is intended as an area for modern industrial, research, and administrative facilities which can meet high performance and development standards

B. Business Center Manufacturing Service District (BC-2)

This district is intended as an area for light industrial and limited service commercial uses which can meet high performance and development standards

C. Business Center Core Districts (BC-3 and BC-4)

These districts are intended as an area for modern light industrial, administrative and service uses as a transition from the Village Center Commercial Districts and the BC-1 & BC-2 Districts

The Business Center District areas (BC-1, BC-2, BC-3 and BC-4) of the EastLake Business Center have been included and constitute a portion of the High Tech/Bio Tech Zone, an area of the City of Chula Vista, the territory of which is shown on the Land Use Districts exhibit, within which certain qualifying high technology, bio-technical and bio-medical uses are encouraged to locate by providing to those businesses economic and land use processing incentives

IV.1 Permitted and Conditional Uses: Business Center Districts

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted uses subject to a Conditional Use Permit where the symbol "C" appears. Uses where the symbol "A" appears shall be subject to an Administrative Review. Uses where the symbol "N" appears are not permitted. Uses where the symbol "a" appears are only permitted as an accessory use to a basic permitted use. Uses where the symbol "A" appears shall be subject to an Administrative Design Review/Conditional Use Permit or Variance.

<u>Land Use</u>		<u>Land Use District</u>			
		<u>BC-1</u>	<u>BC-2</u>	<u>BC-3</u>	<u>BC-4</u>
A.	Manufacturing				
1	Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials such as canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semi-precious stones or metals, plaster, plastics, shells, textiles, tobacco, wood, and yarns; novelty items (not including fireworks or other	P	C	C	C

Land Use		Land Use District			
		BC-1	BC-2	BC-3	BC-4
	explosive type items)				
2.	Electrical and related parts; electrical appliances, motors and devices; radio, television, phonograph and computers; electronic precision instruments; medical and dental instruments; timing and measuring instruments; audio machinery; visual machinery; cosmetics, drugs, perfumes, toiletries and soap (not including refining or rendering of fat or oils)	P	C	C	C
3.	Furniture upholstery	P	C	C	C
4.	Rubber and metal stamp manufacturing	P	C	C	C
5.	Laboratories; chemical	C	C	C	C
6.	Laboratories; dental, electrical, optical, mechanical and medical	P	P	P	P
7.	Bottling plants	P	P	P	P
8.	Cement products manufacturing	N	C	N	N
9.	Pharmaceuticals; laboratories and manufacturing	P	P	P	P
B. Storage and Wholesale Trades					
1.	Mini-storage, public storage and storage warehouses	C	P	N	N
2.	Moving and storage firms	C	P	N	N
3.	Building materials and lumber storage yards and/or contractors' yards	N	C	N	N
4.	Building equipment storage, sales, rentals	N	C	N	N
5.	Automobile fleet storage	C	C	N	N
6.	Trailer, truck, or bus terminal	C	C	C	N
C. Services					
1.	Animal hospital or veterinary clinic and/or office	P	P	P	P
2.	Automobile and/or truck services including but not limited to: sales, rental agencies, body repair, painting and car washes	N	C	N	N
3.	Blueprinting and photocopying	P	P	P	P
4.	Cleaning and dyeing plant	N	C	C	C
5.	Distributors, showrooms and automobile offices	P	P	P	P
6.	Eating and drinking establishments:				
a.	Bars	C	C	C	C
b.	Restaurants, coffee shops, delicatessens:				
	1) With alcoholic beverages	C	C	C	C
	2) Without alcoholic beverages	A	A	A	A
c.	Snack bars, take-out only; refreshment stands within a building	P	P	P	P

Land Use			Land Use District			
			BC-1	BC-2	BC-3	BC-4
	d	Fast food restaurants with drive-in or drive-through	C	C	N	N
7		Furniture sales, new and used (no outdoor sales or display)	P	P	P	P
8		Gasoline dispensing and/or automobile service station	C	C	N	N
9		Kennels	N	C	N	N
10		Heliports	C	C	C	C
11		Motels, hotels and convention centers	C	C	C	C
12		Newspaper publishing, printing, and distribution, general printing and lithography	P	P	P	P
13		Offices, businesses, medical, professional, real estate and research	P	P	P	P
14		Retail commercial when in conjunction with a permitted or conditional use	P	P	P	P
		Commercial recreation facilities	N	N	C	C
		Janitorial services/supplies	N	N	C	C
		Medical facilities, offices, clinics, convalescent homes, hospitals, group care, and similar related facilities.	N	N	C	C
D. High-Technology Uses						
		Research, development and manufacturing of advanced technology products (such as but not limited to systems, subsystems, components, peripherals and accessories), inclusive of prototype and experimental products, utilized in the fields of aerospace, avionics, computers, electronics, advanced materials, defense industries, communications, energy and environmental systems, transportation, telecommunication, optics/laser, fiber optics, optoelectrics, video, imaging, magnetics, oceanography, and other related fields	P	P	P	P
E. Bio-Technical Uses						
		Research, development and manufacturing of health care, food safety, nutrition, agriculture productivity and industrial and environmental improvement products, inclusive of prototype and experimental products involving use of organic, chemical, and biological processes.	P	P	P	P
F. Bio-Medical Uses						
		Research, development and manufacturing of organic drug delivery systems and diagnostic and therapeutic products, inclusive of prototype and experimental products, utilized in the field of medical care	P	P	P	P
G. Public and Semi-Public Uses						
1.		Day nurseries, day care schools and nursery schools	A	A	A	A

Land Use			Land Use District			
			BC-1	BC-2	BC-3	BC-4
2.	Post offices and post office terminals		A	C	C	C
3.	Public utility pumping stations, equipment building and installation		A	A	A	A
4.	Public utility service yards		N	C	C	C
5.	Educational institutions, libraries, public or private including vocational schools		C	C	C	C
6.	Clubs, Churches, and lodges, including YMCA, and similar youth group uses.		C	N	A	A
H Other						
1.	Uses determined to be similar and consistent with the purpose of this chapter		C	C	C	C
I. Accessory Uses						
1	Accessory structures and uses located on the same lot as permitted or conditional use		P	P	P	P
2	Incidental services for employees on a site occupied by a permitted or conditional use, including day care, recreational facilities, showers and locker rooms		P	P	P	P
3.	Watchman's or caretaker's living quarters only when incidental to and on the same site as a permitted or conditional use		A	A	A	A
J Temporary Uses						
1.	Temporary uses as prescribed in Section VI.O		P	P	C	A

IV.2 Property Development Standards: Business Center Districts

The following property development standards apply to all land and buildings other than accessory buildings authorized in this district. Any legal lot may be used as a building site, except no building permit shall be issued for any lot having a lot size less than 6,000 square feet. Each building site shall have a minimum 20 foot wide vehicular access to the street.

A. General Requirements

The following requirements are minimums unless otherwise stated:

	<u>BC-1</u>	<u>BC-2</u>	<u>BC-3</u>	<u>BC-4</u>
1. Lot area, net ¹	1 ac.	1 ac	1 ac	1 ac
2. Lot width (in feet)	100	150	150	150
3. Lot depth (in feet)	150	150	150	150
4. Front yard setback (in feet)	20	25	25	25 ⁵
5. Side yard setback each side (in feet)	10	15	15	15 ⁵
6. Public street setback (in feet)	20	20	20	20 ⁵
7. Rear yard setback (in feet) ²	10	10	10	10 ⁵
8. Building height, maximum	35 feet or 2 stories, whichever is less ^{3 & 4}	35 feet or 2 stories, whichever is less ^{3 & 4}	60 feet ^{3 & 4}	35 feet ⁵
9. Lot coverage (percent, net)	60	70	70	70

¹ Map for condominium development does not need to meet lot area requirement. Minimum lot area may be reduced to 10,000 sf for master planned building complexes, subject to approval of a Precise Plan. Such Precise Plan shall be for a total site of no less than 60,000 sf.

² May be reduced to zero (0) with Site Plan approval for the purpose of this provision, lot means the minimum lot width and depth specified in the above minimum property development standards. Rear yard setback shall be a minimum of 20' along the northern boundary of the Business Center II SPA abutting Rolling Hills Ranch.

³ Height limit for buildings on lots within Business Center II, that are not adjacent to the external boundary of the Business Center II SPA, may be considered to be increased subject to subsequent environmental analysis of the project specific Design Review application. For the purpose of this provision, "lot" means the minimum lot width and depth specified in the above minimum property development standards.

⁴ Additional building height, up to 60', may be approved with Design Review approval, and must be consistent with the Design Guidelines established for this planning area.

⁵ Height limit for buildings within the BC-4 District may be increased to 76 feet with approval of the Design Review Committee and provided that buildings taller than 35 feet comply with the following additional requirements:

A. The building setbacks adjacent to residential district and scenic highways shall increase at a ratio of 1:1 and shall be measured from property line (except along Otay Lakes Road shall be measured from top of slope, regardless of where property line is located).

- B Building design shall be subject to the design criteria contained in the Eastlake Business Center II Design Guidelines

The Design Review Committee, at their discretion, may authorize minor deviations from the building setback ratio, if the architectural composition, style and overall concept, merits such deviation

B Special Requirements

1. Along all street frontages situated across from any residentially zoned property, a minimum three foot high landscaped earthen berm shall be constructed along all other lot lines adjacent to residential districts, a maximum eight (8) foot high wall may be constructed if required following Director of Planning review. Fences should blend in with the site's architecture
2. Streetscapes shall be enhanced to provide an easy transition from the street to the building. Patios, circulation and parking spaces can be included in setback areas to help buffer adjoining parcels from one another.
3. Reciprocal ingress and egress, circulation and parking arrangements shall be required where possible and feasible to facilitate vehicular movement between adjoining properties and to limit superfluous driveways.

IV.3 Performance Standards: Business Center Districts

- A. In all Business Center Districts the required setbacks shall be landscaped. Landscaping shall consist predominantly of plant materials and shall be irrigated by automatic sprinklers. All planting and irrigation shall be in accordance with the City's Landscape Manual. All landscaping shall be permanently maintained in a clean, healthy and thriving condition, free of weeds, trash and debris.
- B. All ground mounted mechanical equipment, including heating and air conditioning units and trash receptacle areas, shall be completely screened from surrounding properties by use of a parapet, wall or fence, or shall be enclosed within a building. Exposed gutters, downspouts, vents, louvers and other similar elements shall be painted to match the surface to which they are attached unless they are used as part of the design theme.
- C. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where required by utility provider. Pad-mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment.
- D. Lighting. All light sources shall be shielded in such a manner that the light is directed away from streets and adjoining properties. Illuminators shall be integrated within the architecture of the building. The intensity of the light at the boundary of any Business Center District shall not exceed seventy-five (75) foot lamberts from a source of reflected light.
- E. Electrical Disturbance, Heat and Cold, Glare. No use except a temporary construction operation shall be permitted which creates changes in temperature or direct glare, detectable by the human senses without the aid of instruments, beyond the boundaries of the site. No use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the boundary of the site.
- F. Fire and Explosive Hazard. All uses involving inflammable and explosive materials shall be subject to initial and continued compliance with all applicable State regulations contained in the California Code of Regulations and the Uniform Fire Code.
- G. Noise. The acceptable outdoor noise exposure levels, measured at the property line, for the Business Center districts are given in the following table. (See amended Chapter 19.66 CVMC for definitions and additional details.)

Exterior Noise Limits*

<u>Receiving Land Use District</u>	<u>10 p.m. - 7 a.m.</u>
BC-1, BC-2, BC-3 & BC-4	70 dbA

*Environmental Noise - Leg in any hour

*Nuisance Noise - not exceeded at any time

- H. Odor. Any use involving the creation or emission of odorous gases or other odorous matter shall be subject to initial and continuous compliance with all applicable County regulations including, but not limited to Rule 51 of the San Diego County Air Pollution Control District (APCD) regulations.
- I. Radioactivity. Any use involving radioactive materials shall be subject to initial and continued compliance with all applicable State regulations including, but not limited to, Title 17 of the California Code of Regulations and Uniform Fire Code.
- J. Vibration. No use except a temporary construction operation shall be permitted which generates inherent and recurrent ground vibration perceptible, without instruments, at the boundary of the lot on which the use is located.
- K. In any Business Center District, the conversion of a project to condominium ownership shall meet all the requirements of the zone to the maximum extent possible. Specific City Council waiver shall be required where the zone requirements cannot be met.
- L. Air Pollution. Emission of air contaminants shall be subject to initial and continued compliance with all applicable County regulations including, but not limited to, Rule 50 of the San Diego County Air Pollution Control District (APCD) regulations.
- M. Outdoor Storage Areas shall be entirely enclosed by solid walls not less than eight (8) feet in height to adequately screen views from the external boundaries of the property.

N. Energy Conservation Buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access when practical Buildings should be designed to minimize energy consumption, including, but not necessarily limited to the following conservation measures:

- Cogeneration;
- South facing windows;
- Eave covering for windows;
- Earth berming against exterior walls; and,
- Deciduous shade trees.

O Toxic Materials. Any use involving hazardous materials shall be subject to initial and continued compliance with all applicable State regulations including, but not limited to, those contained in the California Code of Regulations, State Health and Safety Codes, and the Uniform Fire Code.

P Liquid or Solid Waste. The discharge or deposit of liquid or solid wastes shall be subject to the provisions of Section 19 66 150 CVMC.

NOTE: With the exception of the Uniform Building Code and Uniform Fire Code, the above referenced State and County regulations shall not be administered by City departments/agencies

SECTION V. SPECIAL PURPOSE DISTRICTS

V.0 Purpose

These districts are intended for general agriculture, open space, public and quasi-public uses. Only those additional uses which are complementary to, and can exist in harmony with, open space are permitted. For the open space districts, there is no lot size limitation and it is the intent that these districts may be applied to a portion of a lot provided that the remainder of the lot meets the requirements for which it is zoned.

In addition to the objectives outlined in Subsection I.0 (Purpose and Scope), the Open Space District is included in the Planned Community District Regulations to achieve the following purposes:

- To preserve open space for the conservation of natural resources;
- Maintain the natural character of the land;
- Provide for public/quasi-public and recreational uses;
- Conserve areas of historic and community significance for the enjoyment of future generations;
- Provide for private use of land under limited development; and
- Promote public health and safety.

V.1 Permitted and Conditional Uses: Open Space Districts

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted uses subject to a Conditional Use Permit where the symbol "C" appears. Uses where the symbol "A" appears shall be subject to an Administrative Review. Uses where the symbol "N" appears are not permitted.

<u>Land Use</u>	<u>OS-1</u>	<u>OS-2</u>	<u>OS-3</u>	<u>OS-4</u>	<u>OS-5</u>	<u>OS-6</u>	<u>OS-7</u>
Agriculture - Interim	A	A	A	A	A	A	A
Arboreta (horticultural garden)	A	A	A	P	A	P	P
Christmas tree sales	A	N	A	A	A	A	A
Commercial equestrian facilities	N	N	N	N	N	N	A
Conference facilities	N	N	N	N	N	C	C
Field crops	A	N	A	A	A	N	A
Fruit and vegetable stands	N	N	C	N	A	N	A
Golf course/Country Club	N	N	N	N	N	P	A
Health Club/Spa	N	N	N	P	N	P	P
Heliport	N	N	N	N	C	C	C
Hotel/Motel/Lodging facilities	N	N	N	N	N	C	C
Incidental concessions	N	N	N	P	P	P	P
Parks and recreation facilities	P	P	P	P	P	P	P
Public and quasi-public uses	C	C	A	C	P	A	A
Temporary tract signs and offices	A	A	A	A	A	A	A
Tree farming	A	A	A	A	A	A	A
Utilities (public and private)	P	P	P	P	P	P	P

V.2 Permitted and Conditional Uses: Quasi-Public Facilities (PQ),

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted uses subject to a Conditional Use Permit where the symbol "C" appears. Uses where the symbol "A" appears shall be subject to an Administrative Review. Uses where the symbol "N" appears are not permitted. Uses where the symbol "a" appears are only permitted as an accessory use to a basic permitted use.

<u>Land Use</u>	<u>PQ</u>
Agriculture - Interim	A
Arboreta (horticultural garden)	P
Christmas tree sales	A
Church/Religious Institution	P
Church related schools	C
Club, lodge, fraternal organization	A
Community Facility	P
Crops, Field	N
Fruit and vegetable stands	C
Grading and Infrastructure Improvements	P
Incidental Concessions	A
Parks and Recreation Facilities	P
Public and Quasi-public uses	P
Temporary tract signs and offices	A
Utilities (public and private)	P
Senior Care and recreation	P
Day Care Facilities	a
Recreation, non-profit, such as ball fields ¹	P

¹ Subject to the requirements outlined in Section 19 48 040 (B) (6) (d) CVMC.

V.3 Community Purpose Facilities (CPF) District Regulations

Lands designated "CPF" shall be subject to the applicable provisions in Title 19 of the Chula Vista Municipal Code for "Community Purpose Facilities", including, but not limited to, Section 19 48 020 through 19 48.025.

Permitted and Conditional Uses: Community Purpose Facilities (CPF) Districts

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted uses subject to a Conditional Use Permit where the symbol "C" appears. Uses where the symbol "A" appears shall be subject to an Administrative Review. Uses where the symbol "N" appears are not permitted. Uses where the symbol "a" appears are only permitted as an accessory use to a basic permitted use.

	<u>CPF</u>
1. Boy Scouts, Girl Scouts and other similar organizations	C
2. Social and human service activities, such as Alcoholics Anonymous	C
3. Services for homeless	C
4. Services for military personnel during the holidays	C
5. Senior care and recreation	C
6. Worship, spiritual growth and development, and teaching of family values	C
7. Day care facilities that are ancillary to any of the above	C
8. Private schools that are ancillary to any of the above	C
9. Interim uses, subject to the findings outlined in 19.48.025(E)	C
10. Recreation facilities, such as ballfields, for non-profit organizations serving the local community, subject to the requirements outlined in 19.48.004 (B)(6)(d).	C

V. 4 Property Development Standards: Special Purpose Districts

A. The following regulations shall apply to the site of a Permitted or Conditional Use. The requirements are minimum unless otherwise stated.

1. Density - Maximum Dwelling unit per legal lot	0
2. Lot width (in feet)	None Required
3. Lot depth (in feet)	None Required
4. Front yard setback (in feet)	20
5. Rear yard setback (in feet)	20
6. Side yard setback (in feet) each side	20/10
7. Building height	35 feet or two stories, whichever is less

V. 5 Signs: Special Purpose Districts

Signs approved as a component of a SPA Plan (or Comprehensive Sign Program) shall be permitted within open space districts included within the SPA. Other signs shall be permitted only as provided in Section VII of these regulations.

SECTION VI . SPECIAL USES AND CONDITIONS

The provisions of this ordinance shall apply to the uses and conditions hereinafter enumerated. Where this section prescribes regulations more restrictive than the land use district in which a use or conditional use is permitted, the provisions of this section shall apply.

VI.0 Temporary Uses

The provisions of this Section shall be known as the Temporary Use Regulations and shall provide regulations for the uses hereinafter enumerated. Where this Section prescribes regulations more restrictive than the zone in which a use or conditional use is permitted, the provisions of this Section shall apply. Temporary uses are subject to approval by the Director of Planning, except as noted.

A Temporary Uses Listed

1. Circuses, rodeos, parades or similar outdoor entertainment or enterprises, subject to not more than five (5) calendar days of operation in any calendar year. Requests exceeding these limitations will require the submittal and approval of a conditional use permit.
2. Christmas tree sales lots, Halloween pumpkin sales, and other holiday sales subject to not more than forty (40) calendar days of site occupation and operation in any calendar year.
3. Subdivision sales offices, sales information centers, sales pavilions, and model home complexes located within the subdivision, subject to the following minimum requirements:
 - a. Offices shall be no closer than one vacant lot to an existing dwelling unit not part of the subdivision, trailers may be used for no more than ninety (90) calendar days or until such time as the subdivision sales offices have been completed, whichever is less;
 - b. An AC paved parking lot shall be provided with sufficient parking spaces to accommodate said use;
 - c. Offices shall be allowed for a maximum of four years;
 - d. Faithful performance bonding in an amount appropriate to guarantee removal and/or conversion of the sales office and attendant facilities shall be required; and,
 - f. Other conditions that the Director of Planning deems necessary to assure that the sales office will not constitute a nuisance or be objectionable to the residential uses in the neighborhood.
4. Outdoor art and craft shows and exhibits, subject to not more than three (3) calendar days of operation or exhibition in any sixty (60) calendar day period.
5. Contractors' offices and storage yards on the site of an active construction project.
6. Mobile home residences for security purposes on the site of an active construction project.
7. Outdoor display and sales located within commercially zoned properties not to exceed more than five (5) calendar days in any sixty (60) calendar days and subject to appropriate conditions of the Planning Department.
8. Seasonal retail sales of agricultural products (fruit and vegetable stands) for periods of less than ninety (90) days, if said products are raised on the premises.
9. Temporary use of properly designed mobile trailer units for classrooms, offices, banks, etc., for periods not to exceed ninety (90) days subject to Administrative Review. Requests for such uses of more than ninety days duration shall require approval of a Conditional Use Permit by the Planning Commission. Such units shall meet all necessary requirements of building, fire and health codes.
10. For any agricultural and animal husbandry activity or project (4-H, FFA, or similar) conducted for educational purposes or school credits, a permit may be granted in any district when the Director of Planning determines that such use will not cause a public nuisance relative to sanitation and health conditions.

- 11 Charitable or school sponsored drop-off bins for recycling of cans, newspapers or similar items, or for drop-off of clothes and small items. Bins shall be located in the parking lots of businesses or other public or semi-public property on a temporary basis when written permission is granted by the property or business owner. Said bins shall be kept in a neat and orderly manner.
- 12 Additional uses determined to be similar to the foregoing in the manner prescribed by Section I 4 of these regulations.

B. Permits and Bonds

All temporary uses shall be subject to the issuance of a Temporary Use Permit by the Director of Planning and other necessary permits and licenses, including but not limited to building permits, sign permits, and solicitors or vending licenses. In the issuance of such a permit, the Director of Planning shall indicate the permitted hours of operation and any other conditions, such as walls or fences and lighting, which are deemed necessary to reduce possible detrimental effects to surrounding developments and to protect the public health, safety and welfare. Prior to the issuance of a permit for a temporary use, except those listed under C, F, G, K and L above, a cash deposit may be required to be deposited by the City. This cash deposit shall be used to defray the costs of clean-up of the property by the City in the event the Permittee fails to do same.

C. Extension or Modification of Limits

Upon written application, the Director of Planning may extend the time within which temporary uses may be operated, or may modify the limitations under which such uses may be conducted if the Director of Planning determines that such extension or modification is in accord with the purposes of the zoning regulations.

D. Condition of Site Following Temporary Usage

Each site occupied by a temporary use shall be left free of debris, litter, or any other evidence of the temporary use upon completion or removal of the use, and shall thereafter be used only in accord with the provisions of the zoning regulations.

E. Fee

The application shall be accompanied by a fee established by the Master Fee Schedule to cover the cost of processing the application prescribed in this section. This fee may be waived by the approving authority for charitable groups that do not need any public services.

VI. 1 Home Occupations

- A.** Home occupations may be permitted only when in compliance with the conditions listed herein. A permit must be issued by the Director of Planning prior to operation of such use. The fee shall be in accordance with the Master Fee Schedule.

- 1 There shall be no stock in trade or exterior storage of materials in the conduct of a home occupation.
- 2 A home occupation shall be conducted entirely within a dwelling; if in an attached or a detached garage, it shall not impede the use of said garage for vehicle storage.
- 3 Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or causes fluctuations in line voltage outside the dwelling unit, shall be prohibited.
- 4 Only the residents of the dwelling unit may be engaged in the home occupation.
- 5 There shall be no sale of goods on the premises.
- 6 The establishment and conduct of a home occupation shall not change the principal character or use of the dwelling unit involved.
- 7 There shall be no signs other than those permitted by this ordinance.
- 8 The required residential off-street parking shall be maintained.

- 9 A home occupation shall not create vehicular or pedestrian traffic in excess of that which is normal for the land use district in which it is located
- 10 No vehicles or trailers (including pick-up trucks and vans) or construction or other equipment, except those normally incidental to residential use, shall be kept on the site.

VI .2 Recreational Courts

Construction of recreation courts, including necessary fencing and lighting, may be permitted subject to administrative review and a finding that adjacent properties will not be unduly affected

Recreation courts shall meet the following minimum standards:

- A A maximum 20-foot high fence (measured from the finished grade of the court) shall be allowed. Fences shall include a screening material which screens the court activity from off-site view and which improves the appearance of the fence
- B Setbacks for the court shall be:
 - Side yard: 10 feet
 - Rear yard: 10 feet
- C Maximum of eight (8) lights permitted, height not to exceed 22 feet All lights and light fixtures shall be certified by a qualified lighting engineer to:
 - 1 Be designed, constructed, mounted and maintained such that, the light source is cut off when viewed from any point five (5) feet above the ground measured at the lot line
 - 2 Be designed, constructed, mounted and maintained such that the maximum illumination intensity measured at the wall of any residential building on abutting property shall not exceed 2 foot candle above ambient levels
 - 3 Be used between 7:00 a.m and 10:00 p.m
- D The surface area of any recreational court shall be designed, painted, colored and/or textured to reduce the reflection from any light incident thereon.
- E Landscaping shall be installed as required between the fence and the property line.

VI .3 Kennels - Commercial and Non-commercial

The following regulations are established for operation and maintenance of commercial and non-commercial kennels in the Manufacturing Service Land Use Districts pursuant to Section IV 1 C.9.

- A Animal runs shall meet the following minimums:
 - 1 Minimum sizes:
 - 3'0" x 5'0" for small size animals
 - 3'0" x 9'0" for medium size animals
 - 9'0" x 9'0" for large size animals
 - 2 Animal runs shall be constructed and/or coated with non-porous material to discourage the breeding of ticks and other similar pests.
 - 3 All animal runs and animal holding areas shall have concrete or other durable flooring sloped for proper drainage
 - 4 All animal runs shall be provided with adequate enclosures to provide protection from inclement weather
 - 5 All animal runs shall be provided with drains sufficient to control drainage and daily washing of the runs.
 - 6 All animal runs shall be washed down daily to control odor, flies and the breeding of ticks, fleas, bacteria and other similar pests

- B. All kennels shall be served by sewer and/or all excrement produced by said kenneled animals shall be dispersed on a regular basis so as to control flies and odor, or stored in an enclosed container and dispersed on a regular basis.
- C. All noise shall be sound attenuated so that the noise level measured at the property line is within the ambient level for the land use district in which the site is located
- D. No animal runs, exercise areas or keeping of the kenneled animals for commercial and non-commercial purposes shall be located within the required front, street side or side yards of the land use district in which the site is located

VI .4 Arcades

- A. In order to minimize adverse effects that arcades and electronic games may have on the neighborhood or area in which it is located, the following regulations are established. Arcades may be permitted only in the Village Center Commercial land use district subject to a conditional use permit and to the conditions listed herein:
 - 1. All such facilities shall provide parking with ingress and egress designed so as to minimize traffic congestion; shall be not less than twenty feet away from any adjacent residential zone; and shall show that adequate controls or measures will be taken to prevent offensive noise and vibration. Should the Municipal Code be amended to provide additional regulation of these uses, such amendments shall apply to arcade or similar uses within EastLake II
 - 2. The operation of four or less machines shall be permitted provided their operation is ancillary to the use of the building and said use does not materially alter the principal use of such a building. The operation of four or less machines where they are the principle use may be approved by the Director of Planning where, in his judgment, the location does not constitute a traffic or safety hazard to the public or abrogate the intent of the regulations contained in this section.

SECTION VII . COMPREHENSIVE SIGN REGULATIONS

VII.0 Purpose

The provisions of Sections VII.0 through VII.3, inclusive, shall be known as the Comprehensive Sign Regulations. It is the purpose of these provisions to establish a comprehensive system for the regulation of on-site and off-site signs

The City of Chula Vista recognizes the need for signs as a means to identify businesses within the community. However, the City also recognizes that signing is an important design element of the physical environment. Regulations consistent with the goals and objectives of the community are necessary to ensure that the character and image the community is striving for can be attained.

It is the purpose of this chapter to make EastLake II attractive to residents, visitors, and commercial, industrial and professional businesses while maintaining economic stability through an attractive signing program. Specifically, the purposes of this chapter are to:

- Protect the general public health, safety and welfare of the community;
- Reduce possible traffic and safety hazards through good signing;
- Direct persons to various activities and uses, in order to provide for maximum public convenience;
- Provide a reasonable system of sign regulations, to ensure the development of a high quality visual environment;
- Encourage signs which are well designed and pleasing in appearance and to provide incentive and latitude for variety, good design relationship to the business or use it identifies, and spacing between signs and buildings;
- Encourage a desirable urban character which has a minimum of clutter;
- Enhance the economic value of the community and each area, business and use thereof, through the regulation of such elements as size, number, location design and illumination of signs; and,
- Encourage signs which are well located, and take in to account the service and usage of adjacent areas.

VII.1 Permit Requirement and Review

A. Sign Permit Required

A sign permit shall be required in accordance with Section 19.60.030 of the Municipal Code for any sign except as follows; provided, however, any signage in excess of the specific exemption listed below is prohibited:

- 1 Permanent window signage not exceeding twelve (12) square feet per business frontage and limited to the name of the business, service, or use, hours of operation, address and emergency information, except exposed neon tubing signs advertising products for sale on the premises, are permitted as permanent signs
- 2 Temporary advertising signage painted on the window or constructed of paper, cloth, or similar expendable material affixed on the window, wall or building surface, provided that all of the following conditions are met:
 - a The total area of such signs shall not exceed twenty-five (25) percent of the window area; however, in all cases, twelve (12) square feet per business frontage is permitted
 - b. Such signs shall be affixed to the surface for no more than thirty (30) continuous calendar days but for not more than sixty (60) days each calendar year, to promote a particular event or sale of product or merchandise.
3. Real Estate Signs for Residential Sales: One (1) sign per street frontage not exceeding four (4) square feet in area and five (5) feet in height, provided it is unlit and is removed within fifteen (15) days after the close of escrow or the rental or lease has been accomplished. Signs placed on the rear street frontage are prohibited. Open House signs not exceeding four (4) square feet in area

and five (5) feet in height are permitted for directing prospective buyers to property offered for sale

- 4 Political signs: Political signs having to do with any issue, ballot measure, political statements and expressions, or candidate in any Municipal, County, State or Federal election shall be permitted subject to the following provisions and any other applicable provisions within this chapter

- a Any person, party or group posting signs in the City shall abide by the provisions herein set forth
- b All political signs shall be placed, erected, constructed, painted or assembled, no earlier than thirty (30) calendar days prior to the election and shall be removed no later than ten (10) calendar days following the date of the election.
- c A political sign shall not exceed thirty-two (32) square feet in total area for one side; double-faced signs shall not exceed thirty-two (32) square feet per side. No signs shall be placed in a manner that would obstruct visibility of or impede pedestrian or vehicular traffic, or to endanger the health, safety, or welfare of the community.
- d All political signs shall not exceed an overall height of eight (8) feet from the finished grade immediately around the sign
- e No political signs shall be lighted either directly or indirectly unless said sign is erected, painted or constructed on an authorized structure already providing illumination.
- f No political sign shall be placed or affixed to a traffic signal, street light, tree, fence, utility pole or existing sign, nor shall be posted on any public property or in the public right-of-way, if in the opinion of the Director of Planning, said sign impedes or renders dangerous public access to any public improvement, including but not limited to utility poles and fire hydrants; or obstructs the vision of any sign designed to regulate, control or assist public or private transportation or obstructs the vision of any user of a public right-of-way.
- g No political sign shall be posted in violation of any provisions of this chapter. Further, the Director of Planning or his designee shall have the right to remove all signs placed contrary to the provisions of this section. Any political sign placed on private property without the consent of said private property owner may be removed by said owner or representative of said owner

- 5 Contractor or Construction Signs: For residential projects greater than four (4) dwelling units, commercial and industrial projects, two (2) directory signs shall be permitted on the construction site for all contractors (may include financial institutions, real estate agents, subcontractors, etc.) not exceeding thirty-two (32) square feet each, unless legally required by government contracts to be larger. No sign shall exceed eight (8) feet in overall height and shall be located no closer than ten (10) feet to any property line. Such sign shall be removed upon the granting of occupancy by the City. For all other projects, a total of two (2) signs per development site may be installed with a maximum of four (4) square feet in area and five (5) feet in height for each sign. Such sign(s) shall be removed upon finalization of building permits

6. Future Tenant Identification Sign: Future tenant identification signs may be placed on vacant or developing property to advertise the future use of an approved project on the property and where information may be obtained. Such signs shall be limited to one (1) per fronting street and to a maximum of ninety-six (96) square feet in area and twelve (12) feet in overall height each. Further, such signs shall be placed no closer than ten (10) feet to any property line. Any such sign shall be removed upon finalization of building permits. Where a project has in excess of 600 lineal feet of frontage, one additional sign for each 600 lineal feet is allowed.

- 7 Real Estate Signs for Sale of Commercial or Industrial Property: One (1) sign per street frontage not to exceed thirty-two (32) square feet in area to advertise the sale, lease or rent of such property. No such sign shall exceed eight (8) feet in overall height and shall not be located within the public right-of-way. Where a property has in excess of 600 lineal feet of frontage, one additional sign for each 600 lineal feet is allowed.

8. Interior signs within a structure or building when not visible or readable, nor intended to be read from off-site or from outside of the structure or building
9. Identification signs for a business, service or use no greater than four (4) square feet in area may be permitted. Said signs shall not be visible from the public right-of-way, shall be attached to the main building, shall be for pedestrian traffic, and shall not otherwise require a building permit
10. Memorial tablets, plaques, or directional signs for community historical resources, installed by a City recognized Historical Society or civic organization.
11. Convenience signs and secondary directional signs not exceeding four (4) square feet in area (see SPA Plan).
12. Residential building identification signs used to identify individual residences and not exceeding four (4) square feet in area.
13. One name plate per parcel not exceeding four (4) square feet in area for single family residential uses and agricultural uses
14. Official and legal notices issued by any court, public body, person, or officer or in furtherance of any nonjudicial process approved by state or local law.
15. Signs providing direction, warning, or informational signs or structures required or authorized by law or by Federal, State, County, or City authority
16. A single official flag of the United States of America and/or two (2) flags of either the State of California or other states of the United States, counties, municipalities or official flags for nations, and flags of internationally or nationally recognized organizations or the company flag. Flags shall be a maximum of five (5) feet by eight (8) feet unless otherwise specifically approved on a Site Plan.
17. Signs of public utility companies, indicating danger or which serve as an aid to public safety, or which show locations of underground facilities or public telephones
18. Safety signs on construction sites
19. One (1) freestanding time and temperature sign that conveys time and temperature only and not exceeding twelve (12) square feet in area nor fifteen (15) feet in height, or not higher than the roofline, whichever is less, when combined with business identification in accordance with Section VII.3, and counted toward sign area for the freestanding sign
20. One (1) wall mounted time and temperature sign that conveys time and temperature only not exceeding twelve (12) square feet in area shown when combined with business identification in accordance with Section VII.3, and counted toward sign area for the wall sign
21. "No Trespassing", "no parking", and similar warning signs not exceeding four (4) square feet
22. Signs on public transportation vehicles regulated by a political subdivision, including but not limited to buses and taxicabs.
23. Signs on licensed commercial vehicles, provided such vehicles are not used or intended for use as portable signs or as may be prohibited in Section VII.1 B
24. A change of copy conforming to an approved Comprehensive Sign Program. All other changes of copy shall comply with Section VII.1
25. Incidental signs for automobile repair stores, gasoline service stations, automobile dealers with service repairs, motels and hotels, showing notices of services provided or required by law, trade affiliations, credit cards accepted, and the like, attached to a freestanding sign, structure or building; provided that all of the following conditions exist:
 - a. The signs number no more than four (4)
 - b. No such sign project beyond any property line
 - c. No such sign shall exceed an area per face of four (4) square feet

26. Copy applied to fuel pumps or dispensers by the manufacturer such as fuel identification, station logo and other signs required by the law.
27. Agricultural signs, either wall or freestanding types, non-illuminated, and not exceeding four (4) square feet for lots two (2) acres or less and sixteen (16) square feet for lots greater than two (2) acres, identifying only the agricultural products grown on the premises. The number of such signs shall be one (1) per street frontage or a maximum of two (2), with all signs to be located below the roofline and freestanding signs to be no higher than eight (8) feet

B. Prohibited Signs: All signs not expressly permitted are prohibited in all zones, including but not limited to the following:

1. Roof signs
2. Flashing signs (except time and temperature signs)
3. Animated signs (conveying the illusion of motion)
4. Revolving or rotating signs.
5. Vehicle signs (when parked or stored on property to identify a business or advertise a product).
6. Portable signs (except where permitted in this chapter)
7. Off-site signs (except temporary subdivision signs).
8. Signs within the public right-of-way (except those required by a governmental agency) No sign shall be so placed, erected or constructed on a utility pole, traffic device, traffic sign, warning sign, or so as to impede access to any public improvement, or to obstruct the vision of any such signs except as may be permitted in Section VII.1 A.4 of this Chapter.
9. Signs located on public property except as may be permitted in by Section VII.1 A.4 of this chapter or those required by a governmental agency
10. Signs within the public right-of-way prohibited by the Streets and Highways Code (Sec. 101 et. seq. and Sec. 1460 et. seq.), the Vehicle Code (Sec. 21400 et. seq.) and the Public Utilities Code (Sec. 7538 et. seq.)
11. Signs blocking doors or fire escapes.
12. Outside light bulb strings and exposed neon tubing outside of building (except for temporary uses such as Christmas tree lots, carnivals and other similar events with prior approval of the City)
13. Banners, flags, pennants and balloons (except as permitted in Section VII.1 A.16 and except for special events as provided for in this chapter in Section VII.2 A.3)
14. Inflatable advertising devices of a temporary nature, including hot air balloons (except for special events as provided for in this Chapter in Section VII.2 A.3)
15. Advertising structures (except as otherwise permitted in this chapter)
16. Statuary (statues or sculptures) advertising products or logos of the business that are located outside of the structure that houses the business.
17. The use of decals, stick-on or transfer letters, or tape on the walls or parapets of buildings, fences, walls or other structures.
18. Readerboard/changeable copy signs, either electric or non-electric except as permitted in this chapter.
19. Signs which purport to be or are an imitation or resemble official traffic warning devices or signs, that by color, location or lighting may confuse or disorient vehicular or pedestrian traffic. This does not include traffic or directional signs installed on private property to control on-site traffic

C. Signs Relating to Inoperative Activities: Signs pertaining to activities or businesses which are no longer in operation, except for temporary closures for repairs, alteration or similar situations, shall be removed from the premises or the sign copy shall be removed within thirty (30) days after the premises has been vacated. Any such sign not removed within the specified time shall constitute a nuisance and shall be subject to removal under the provisions of this chapter and local ordinance

- D. Enforcement, Legal Procedures, and Penalties: Enforcement, legal procedures and penalties shall be in accordance with the enforcement procedures established by the Municipal Code. Unauthorized illegal signs may be abated by the City in accordance with local ordinance. If said sign is stored by the City the owner may recover said sign from the City upon payment to the City of any storage and/or removal charge incurred by the City. The minimum charge shall be no less than three dollars (\$3.00) per sign. All signs removed by the City may be destroyed thirty (30) calendar days following removal. If any sign, in the opinion of the Director of Planning, is an immediate threat to the public health and safety, said sign shall be immediately and summarily removed with the cost of said removal charged to the property owner in accordance with local ordinances.
- E. Construction and Maintenance:
1. Construction: Every sign and all parts, portions, and materials shall be manufactured, assembled, and erected in compliance with all applicable State, Federal, and City regulations and the Uniform Building Code.
 2. Maintenance: Every sign and all parts, portions, and materials shall be maintained and kept in proper repair. The display surface of all signs shall be kept clean, neatly painted and free from rust and corrosion. Any cracked or broken surfaces, and malfunctioning or damaged portions of a sign shall be repaired or replaced within thirty (30) calendar days following notification of the business by the City. Noncompliance with such a request will constitute a nuisance and will be abated. Any maintenance, except a change of copy, which does not involve structural change, is permitted.

VII. 2 Sign Regulations

Sign permits may be issued for signs included under this section provided the signs are in compliance with all other applicable laws and ordinances.

A. Signs Permitted in any Land Use District:

The following signs may be permitted in any land use district. These signs are in addition to those signs expressly permitted in each land use district and are subject to the provisions listed:

1. Convenience Signs: On-site signs no greater than six (6) square feet necessary for public convenience or safety may be approved by the Director of Planning or his designee. Signs containing information such as "entrance," "exit," or directional arrows shall be designed to be viewed from on-site or from an area adjacent to the site by pedestrians or motorists. Signs that convey advertising or products shall not be considered a convenience sign.
2. Comprehensive Sign Program for Commercial and Industrial Zones: A Comprehensive Sign Program shall be developed for all commercial and industrial centers consisting of four (4) or more tenant spaces. The purpose of the program shall be to integrate signs with building and landscaping design into a unified architectural unit. This shall be achieved by:
 - a. Using the same background color on all signs.
 - b. Using not more than three (3) different colors for sign lettering.
 - c. Using the same type of cabinet supports, or method of mounting for signs of the same type, or by using the same type of construction material for components, such as sign copy, cabinets and supports, or by using dissimilar signing determined compatible by the Director of Planning.
 - d. Using the same form of illumination for all signs, or by using varied forms of illumination determined compatible by the Director of Planning.
 - e. Allowing the use of different colors for logos.
3. Special Event Signs: Special event signs may be approved for a limited period of time as a means of publicizing special events such as grand openings, new management, inventory sales, Christmas tree lots, parades, rodeos, and fairs that are to take place within EastLake II.
 - a. Community Special Events such as a rodeo or community fair may be permitted the following signage:

- (1) No more than four (4) off-site signs up to thirty-two (32) square feet and eight (8) feet in height to publicize the event indicated above
 - (2) Temporary advertising signing consistent with the requirements set forth in Section VII 1 A 2.
- b. Commercial Special Events such as grand openings, Christmas tree lots, painted seasonal holiday window displays, and notice of new management may be permitted the following signage:
- (1) No more than one (1), thirty-two (32) square foot or smaller, eight (8) feet in height, on-site, freestanding, special event sign
 - (2) All other on-site special event signs can be either wall and window signs, flags, banners and pennants. Inflatable advertising devices of a temporary nature may be permitted. In no case shall any signage, flag, pennant, inflatable device or banner be placed in a location not approved by the Director of Planning

4 On-Site Subdivision Signs:

- a. One (1) temporary, on-site subdivision sign not to exceed 64 square feet total area for two (2) sides or 32 square feet for one (1) side and total overall height of twelve (12) feet may be permitted on each Circulation Element street frontage of the property being subdivided, not to exceed two (2) such signs for all phases of any subdivision; otherwise a maximum of one (1) sign is permitted.
- b. Such sign shall be for the identification of a subdivision, price information and the developer's name, address and telephone number.
- c. Such signs shall be removed within ten (10) calendar days from the date of the final sale of the land and/or residences or within twenty-four (24) months, whichever comes first. Extensions of twelve (12) months may be approved by the Director of Planning
- d. Signs shall be maintained in good repair at all times
- e. A cash deposit of three hundred dollars (\$300) per sign shall be deposited with the sign application to ensure compliance with this chapter and removal of such sign. Said deposit shall be refunded to the applicant upon sign removal by the applicant. If the City is forced to remove any signs, then the cost of removal shall be deducted from the deposit.

5 Off-Site Subdivision Directional Sign:

- a. A maximum of four (4) signs may be used to lead customers to the site.
- b. Signs shall be made of panels which shall be no longer than seventy-two (72) inches by twelve (12) inches each and shall be grouped on a single, double or four-sided kiosk. Such structure shall contain no more than seven (7) panels per side nor exceed seven (7) feet in height.
- c. A sign kiosk shall be located not less than three hundred (300) feet from an existing approved sign site. Further, each sign may only contain the name of the planned community, subdivision, developer or development logo and a directional arrow.
- d. The placement of each sign structure and its copy shall be reviewed and approved by the Director of Planning prior to installation.
- e. All kiosks that are to be placed on private property shall be with prior written consent of the property owner, to allow the City, in the event of noncompliance, to enter said property and remove the sign. A copy of said consent shall be filed with the Department of Planning prior to the acceptance of a sign permit application.
- f. A kiosk location plan shall be prepared showing the site of each kiosk and shall be submitted to and approved by the Director of Planning prior to the acceptance of a sign permit application.

- g Any sign approved for a particular subdivision within EastLake II shall not be changed to another subdivision without prior approval of the Director of Planning.
- h There shall be no addition, tag signs, streamers, devices, display boards, or appurtenances added to the sign as originally approved. Further, no other directional signing may be used as posters, portable signs, vehicle signs, trailer signs or temporary subdivision (bootleg) signs.
- i All off-site subdivision signs not conforming to this ordinance shall be deemed a public nuisance and removed prior to the program
- j A three hundred dollar (\$300) cash deposit shall be placed with the City to ensure compliance with this chapter. Any sign placed contrary to the provisions of this chapter may be removed by the City and the cost of removal shall be deducted from said deposit. Additional costs incurred by the City resulting from the removal of illegal signs shall be charged to the developer
- k Said sign shall be allowed until the units within the subdivision are sold out, or for a period of twenty-four (24) months, whichever occurs first. Extensions of twelve (12) months may be approved by the Director of Planning

VII 3 Sign Design Standards

Each sign shall be designed with the intent and purpose of complementing the architectural style of the main building or buildings, or type of business on the site, and to the extent possible, signs located on commercial sites; but in a predominantly residential area, shall take into consideration compatibility with the residential area

- A Relationship to Buildings: Signs located upon a lot with only one main building housing the use which the sign identifies, shall be designed to be compatible with the predominant visual elements of the building, such as construction materials, color, or other design details. Each sign located upon a lot with more than one main building, such as a shopping center or other commercial or industrial area developed in accordance with a common development plan, shall be designed to be compatible with predominant visual design elements common or similar to all such buildings or the buildings occupied by the "main tenants" or principal uses

The Director of Planning may condition approval of any sign to require such visual elements to be incorporated into the design of the sign where such element(s) is necessary to achieve a significant visual relationship between the sign and building or buildings

- B. Relationship to other signs: Where there is more than one (1) freestanding sign located upon a lot, all such signs shall have designs which are complementary to each other by either similar treatment or incorporation of one (1) or more of the following five (5) design elements:

- 1 Type of construction materials (such as cabinet, sign copy, supports);
- 2 Letter style of sign copy;
- 3 Type or method used for supports, uprights or structure on which sign is supported;
- 4 Sign cabinet or other configuration or sign area; or
- 5 Shape of entire sign and its several components

- C. Landscaping: Each freestanding sign shall be located in a planted landscaped area which is of a shape, design and size (equal to at least the maximum allowable sign area) that will provide a compatible setting and ground definition to the sign. The planted landscaped area shall be maintained in a neat, healthy and thriving condition

- D. Illumination and Motion: Signs shall be non-moving stationary structures (in all components) and illumination, if any, shall be maintained by artificial light which is stationary and constant in intensity and color at all times (non-flashing)

- E. Sign Copy: The name of the business, use, serve and/or identifying logo shall be the dominant message on the sign. The use of advertising information such as lists of products (more than one product), is prohibited.

- F Relationship to Streets: Signs shall be designed so as not to obstruct any pedestrian, bicyclist or driver's view of right-of-way

SECTION VIII . OFF-STREET PARKING

VIII.0 Purpose

All regulations set forth in this section are for the purpose of providing convenient off-street parking space for vehicles. The parking requirements of this section are to be considered as the minimum necessary for such uses permitted by the respective zone.

The intent of these regulations is to provide adequately designed parking areas with sufficient capacity and adequate circulation to minimize traffic congestion and promote public safety. It shall be the responsibility of the developer, owner or operator of the specific use to provide and maintain adequate off-street parking.

The provisions and standards set forth in this section apply primarily to non-residential uses. The standards for residential uses are included in Section II 3, Property Development Standards: Residential Districts.

VIII.1 General Provisions

- A. Off-street parking facilities, for both motor vehicles and bicycles, shall be provided for any new building constructed, for any new use established, for any addition or enlargement of an existing building or use, and for any change in the occupancy of an existing building.
- B. For additions or enlargement of any existing building or use, or any change of occupancy or manner of operation that would increase the number of parking spaces required, the additional parking spaces shall be required only for such addition, enlargement, or change and not for the entire building or use, unless required as a condition of approval of a Conditional Use Permit.
- C. The required parking facilities needed for any development shall be located on the same site, or if an irrevocable access and/or parking easement is obtained, the parking may be on an adjacent site. Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading or unloading facilities.
- D. The requirements of this ordinance shall apply to temporary as well as permanent uses.
- E. All required off-street parking spaces shall be designed, located, constructed and maintained so as to be fully usable during workday periods or as needed by the use of the premises.
- F. Where the application of these schedules results in a fractional space then the fraction shall be rounded to the higher whole number.
- G. The parking requirement for uses not specifically listed in the matrix shall be determined by the approval body for the proposed use on the basis of requirements for similar uses, and on any traffic engineering and planning data that is appropriate to the establishment of a minimum requirement.
- H. In the calculation of parking requirements for village centers, off-peak hour uses from the normal operating hours of the center shall not be counted toward the parking requirement.
- I. In situations where a combination of uses are developed on a site, parking shall be provided for each of the uses on the site according to the schedule given in this section. Where residential and commercial uses are mixed, reduced guest parking may be permitted by the Zoning Administrator in consideration of shared parking with the commercial uses.
- J. A maximum of 25 percent (1/4) of the parking spaces required on any site may be provided as "compact" spaces for non-residential uses.
- K. Tandem parking shall not qualify as required parking unless specifically approved by the Planning Commission.
- L. Required parking may be reduced by the Planning Commission with approval of a Conditional Use Permit.
- M. In the VC-5 and BC-4 land use districts, as a condition of any required entitlement or permit, the total number of required parking spaces for a single use or a mix of uses may be satisfied using off-site parking within 500 feet of the subject property(ies) provided:

- i. A shared parking agreement is recorded for the duration of the subject uses and need for shared parking
- ii. Demonstration of adequate parking for the proposed mix of uses with complimentary parking use patterns via a parking use or needs survey to the satisfaction of the approving agency

Any use not sufficiently specified herein, as determined by the Director of Planning, or where the parking for a use may require additional detail, the provisions of Title 19 of the Chula Vista Municipal Code relative to parking shall be applied

VIII.2 Schedule of Off-street Parking Requirements

<u>USE</u>		<u>MINIMUM OFF-STREET PARKING REQUIRED</u>
A.	Administrative and Professional Services	1 space/300 square feet of gross floor area; minimum of 4 spaces
B.	Shopping Centers and General Commercial Uses except as noted below:	1 space/200 square feet of gross floor area
1.	Eating & drinking establishments	1 space/each 2.5 seats or 1 space/50 square feet of seating area where there are no fixed seats.
a.	Fast food restaurants with drive-in or drive through.	1 space/each 7 seats plus one (1) space per employee, minimum 15 spaces and an on-site queue line for at least eight (8) vehicles when drive through is included
b.	Planned Shopping Centers Complexes (VC-1)	5 spaces per 1000 square feet of building area for all uses (outdoor garden areas and dining patios are not required to provide additional parking).
2.	Gasoline dispensing and/or automotive services stations	2 spaces plus four (4) for each service bay.
3.	Appliance and/or furniture stores	1 space/600 square feet of gross floor area ¹
4.	Hotels and motels	1 space per unit plus 1 space for every 25 rooms or portion thereof provided on the same lot.
5.	Auto and/or truck sales	1/10 the car storage capacity of the facility
6.	Medical and dental offices or clinics, veterinary offices or clinics	1 space/200 square feet of gross floor area; minimum of 5 spaces
7.	Commercial recreation facilities ²	
a.	Bowling alleys, billiard halls	5 spaces/alley plus 2 for each billiard table plus required parking for other uses on the site

¹Parking for furniture stores within the BC-4 and VC-5 Districts shall be provided at a rate of 1 space/1,100 square feet of gross floor area.

²Parking may be reduced by Director of Planning when facility is provided as a residential development amenity, recognizing that some local residents will not drive to facilities

b	Commercial stables	1 space/5 horses boarded on-site
c	Driving range (golf)	1 space/tee plus required parking for any other uses on the site.
d	Golf course (regulation)	6 spaces/hole plus required parking for any other uses on the site.
e	Miniature golf	3 spaces/hole plus required parking for any other uses on the site.
f	Skating rinks	1 space/100 square feet of gross floor area.
g	Tennis, handball, and racquetball facilities	3 spaces/court plus required parking for any other uses on the site
h	Theaters	
	(1) Motion picture	1 space/3 5 seats
	(2) Playhouse	1 space/3 5 seats

C. Public and Semi-Public Uses

1	Day nurseries, day care schools	1 space/staff member plus 1 space/5 children or 1 space/10 children if adequate drop-off facilities are provided. Drop-off facilities must be designed to accommodate a continuous flow of passenger vehicles to safely load and unload children. The adequacy of drop-off facilities proposed shall be determined by the Director of Planning.
2	Convalescent and/or nursing homes (congregate care facilities)	1 space/3 beds
3	Hospitals	1 5 spaces/bed.
4	Educational institutions, private	
a	Elementary and junior high school	1 space per employee plus 5 spaces.
b	Senior high schools	1 space per 4 students.
c	Colleges and vocational schools	0.5 space/faculty member and employee plus 1 space/3 students
d	Churches, convents, monasteries, other religious institutions, and other spaces of public assembly	1 space/3 5 seats within the main auditorium or 1 space/45 square feet of gross floor area within the main auditorium where there are no fixed seats.
5	Public Utilities	To be determined by the Director of Planning

D. Manufacturing Uses

- | | |
|-----------------------------|---|
| 1. Manufacturing | 1 space per 1.5 employees or 1 space/800 square feet of gross floor area devoted to manufacturing plus the required parking for square footage devoted to other uses, whichever is greater. Ten (10) percent of the spaces provided must be designed for use by carpools. |
| 2. Research and Development | 1 space/300 square feet of gross floor area. Ten (10) percent of the spaces provided must be designed for use by carpools |
| 3. Storage | 1 space/1,000 square feet of gross area for the first 20,000 square feet devoted to storage plus the required parking for square footage devoted to other use 1 space/2,000 square feet for the second 20,000 square feet. 1 space/4,000 square feet for area in excess of 40,000 square feet |

E. Single Family Residential and Multiple Family Residential Indicated in their respective land use districts

- | | |
|----------------------------|--|
| 1. Senior Housing Projects | 1 space/bedroom (may be reduced by City Council) |
|----------------------------|--|

F. Handicapped Parking Requirements

Handicapped parking requirements are established by the State of California. The parking standards contained in this section are identical to those established by the State. Any future change in the State handicapped parking standards would preempt the requirements given in this section.

- 1 Handicapped parking for residential uses shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by the handicapped
- 2 Handicapped parking spaces shall be provided for all uses other than residential at the following rate:

<u>Number of Automobile Spaces Provided</u>	<u>Number of Handicapped Spaces Required</u>
1 - 40	1
41 - 80	2
81 - 120	3
121 - 160	4
161 - 300	5
301 - 400	6
401 - 500	7
Over 500	7 + 1 for each 200 additional automobile spaces provided

- 3 Handicapped parking spaces required by this section shall count toward fulfilling automobile parking requirements.

G. Bicycle Parking Requirements

The matrix below contains the minimum bicycle parking requirements. Only those uses identified in the matrix are required to install bicycle parking. Bicycle parking facilities shall be stationary storage racks or devices designed to secure the frame and wheel of the bicycle.

<u>Use</u>	<u>Minimum Bicycle Parking Required</u>
1. Administrative and Professional Services over 20,000 square feet of gross floor area	5 spaces
2. Shopping centers with 50,000 square feet of gross floor area	1 space/33 automobile parking spaces required
3. Eating and drinking establishments	2 spaces
a. Fast food restaurants, coffee shops, delicatessens, etc	5 spaces
4. Medical and dental offices or clinics, veterinary offices or clinics	2 spaces
5. Commercial Recreation	1 space/33 automobile parking spaces required
6. Hospitals	4 spaces
7. Churches	4 spaces

H Motorcycle Off-Street Parking Requirements

Motorcycle parking areas shall be provided for all uses, except residential, at the following rate:

- 1 Uses with 20 to 100 automobile parking spaces shall provide one designated area for use by motorcycles
- 2 Uses with more than 100 automobile parking spaces shall provide motorcycle parking areas at the rate of one motorcycle parking area for every 100 automobile parking spaces provided.

VIII. 3 **Property Development Standards: Off-street Parking**

The following property development standards shall apply to all land, buildings, and uses authorized by the Planned Community District Regulations

A. General Requirements

The following are minimums unless otherwise stated:

1. Residential
 - a Covered in a garage or carport: 10' x 20' each space
 - b Uncovered: 9' x 18.5' each space
2. All others shall use Parking Table, on following page.
3. Motorcycle parking space: 4 feet by 8 feet
4. Bicycle parking space: 2 feet by 6 feet.
5. Automobile, handicapped, motorcycle and bicycle: All parking stalls and maneuvering areas shall be paved and permanently maintained with asphalt, concrete, or any other all-weather surfacing approved by the Director of Planning and subject to current city standards
6. Striping and Identification
 - a Automobile: All parking stalls shall be clearly outlined with double lines on the surface of the parking facility.
 - b Handicapped: All handicapped spaces shall be striped and marked according to the applicable State standards.
 - c Motorcycle: All motorcycle spaces shall have bollards installed and appropriately spaced to prevent automobile usage of the motorcycle area. Motorcycle spaces shall be marked so that they can be clearly identified for motorcycle usage.
 - d Bicycle: All bicycle spaces shall be clearly identified.

B. Special Requirements

- 1 Any unused space resulting from the design of the parking area shall be used for landscaping purposes.
- 2 All parking lot landscaped islands shall have a minimum inside dimension of four (4) feet and shall contain a twelve (12) inch wide walk adjacent to parking stall and be separated from vehicular areas by a six (6) inch high, six (6) inch wide Portland cement concrete curb
3. All landscaping areas shall be irrigated automatically and kept in a healthy and thriving condition free from weeds, debris and trash.
4. All parking facilities shall have lighting in accordance with the current City standards. The lighting shall be designed and installed so as to confine direct rays to the site. Parking lot lights shall be a maximum height of eighteen (18) feet from the finished grade of the parking surface and directed away from the property lines.
5. All parking facilities shall be graded and drained so as to provide for the disposal of all surface water on the site

6. In any R zone except RC and RM, the parking of motorized and non-motorized vehicles shall be subject to the following requirements:
 - a No motorized or non-motorized vehicle shall be parked, stored and kept in the front yard except on land adjacent to the driveway or in the driveway.
 - b If motorized or non-motorized vehicles are to be parked, stored, or kept on the lot, other than as permitted in "a." above, they must be for the personal use of the resident

VIII. 4 Performance Standards: Off-Street Parking

- A. All parking facilities required by this ordinance shall be maintained in good operating condition for the duration of the use requiring such facilities. Such facilities shall be used exclusively for the parking of vehicles. The parking facilities shall not be used for the storage of merchandise, or for the storage or repair of vehicles or equipment. Parking facilities shall not be used for the sale of merchandise, except on a temporary basis pursuant to Section VI 0 (Temporary Uses)
- B. All shopping centers that use shopping carts shall provide convenient and safe on-site storage areas for the shopping carts.
- C. Handicap, motorcycle, and carpool parking areas, when required, shall be located within close proximity of the entrance to the facility

Parking Table

A	B	C	D	E	F	G	A	B	C	D	E	F	G
0°	8'0"	8.0	12.0	23.0	28.3	--	60°	8'6"	20.7	18.5	9.8	59.9	55.6
	8'6"	8.5	12.0	23.0	29.0	--		9'0"	21.0	18.0	10.4	60.0	55.5
	9'0"	9.0	12.0	23.0	30.0	--		9'6"	21.2	18.0	11.0	60.4	55.6
	9'6"	9.5	12.0	23.0	31.0	--		10'0"	21.5	18.0	11.5	61.0	56.0
	10'0"	10.0	12.0	23.0	32.0	--							
20°	8'0"	14.0	12.0	23.4	40.0	31.5	70°	9'0"	21.0	19.0	9.6	61.0	57.9
	8'6"	14.5	12.0	24.9	41.0	32.0		9'6"	21.2	18.5	10.1	60.9	57.7
	9'0"	15.0	12.0	26.3	42.0	32.5		10'0"	21.2	18.0	10.6	60.4	57.0
	9'6"	15.5	12.0	27.8	43.0	33.1							
	10'0"	15.9	12.0	29.2	43.8	33.4							
30°	8'0"	16.5	12.0	16.0	45.0	37.1	80°	9'0"	20.3	24.0	9.1	64.3	62.7
	8'6"	16.9	12.0	17.0	45.8	37.4		9'6"	20.4	24.0	9.6	64.4	62.7
	9'0"	17.3	12.0	18.0	46.6	37.8		10'0"	20.5	24.0	10.2	65.0	63.3
	9'6"	17.8	12.0	19.0	47.6	38.4							
	10'0"	18.2	12.0	20.0	48.4	38.7							
45°	8'6"	19.4	13.5	12.0	52.3	46.5	90°	9'0"	19.0	24.0	9.0	62.0	--
	9'0"	19.8	13.0	12.7	52.5	46.5		9'6"	19.0	24.0	9.5	62.0	--
	9'6"	20.1	13.0	13.4	53.3	46.5		10'0"	19.0	24.0	10.0	62.0	--
	10'0"	20.5	13.0	14.1	54.0	46.9							

*Min. Stall Widths

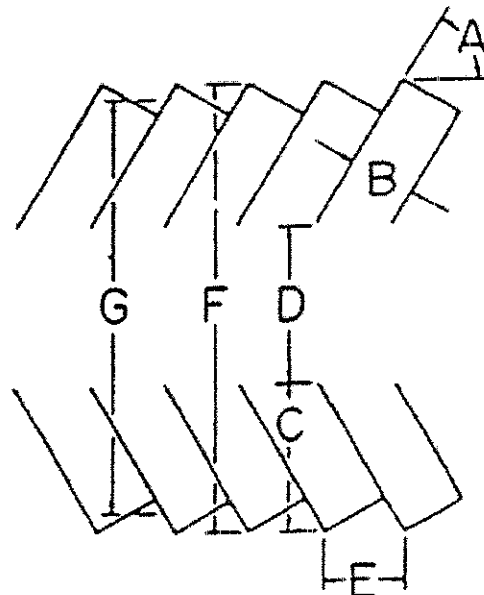
Std.	Compact	
8'0"	7'6"	0°-40°
8'6"	7'6"	41°-60°
9'0"	7'6"	61°-90°

Average gross area required for parking one car at different angles:

0° = 310 sq.ft.	30° = 310 sq.ft.	60° = 260 sq.ft.
10° = 350 sq.ft.	40° = 280 sq.ft.	80° = 275 sq.ft.
20° = 400 sq.ft.	50° = 270 sq.ft.	90° = 275 sq.ft.

- *Note: a) Compact space 7½' X 15' - standard.
b) Add 1' in width for all stalls adjacent to any structures..

A	PARKING ANGLE
B	STALL WIDTH
C	STALL TO CURB
D	ALISLE WIDTH
E	CURB LENGTH PER CAR
F	CURB TO CURB
G	STALL CENTER



SECTION IX. ADMINISTRATION

IX.0 Purpose

The Land Use District Map and these Planned Community District Regulations shall be administered as provided for herein

IX.1 Standard Procedures

- A. General: The Administrative Procedures, Conditional Uses, and Variances, Chapter 19.14 of the Chula Vista Municipal Code, shall be utilized as applicable to the administration of the Planned Community of EastLake II.
- B. High Tech/Bio Tech Zone: Notwithstanding the above provisions, the High Tech/Bio Tech Subcommittee shall act in place of the Planning Commission and Design Review Committee on discretionary applications for high technology, bio technical and bio medical projects located within the High Tech/Bio Tech Zone, as described and established by Ordinance No. 2621, in accordance with the authority vested in the High Tech/Bio Tech Subcommittee by said ordinance
- C. Sectional Planning Areas (SPA) and Section Planning Areas Plans (SPA Plans) The administration of SPA Plans shall be as provided for in Section 19.48.090 through Section 19.48.130 inclusive of the Chula Vista Municipal Code, except that the Director of Planning may accept less detail or require additional detail to suit the scope of the SPA.

IX.2 Administrative Review

- A. Purpose: Certain uses may vary greatly in its effect depending on the scope, location, or exact circumstances. In order to avoid the permitting of these uses without any formal review, and to relieve the Planning Commission and City Council of formally reviewing uses which have insignificant or compatible effects, an Administrative Review is established.
- B. Application: The Administrative Review is applicable to uses identified on the Permitted Use matrices herein with the symbol "A".
- C. Procedures: The procedure shall be as specified in Section 19.14.030, Zoning Administration - Actions authorized without public hearing, in the Chula Vista Municipal Code; except that in addition, the Zoning Administrator may determine after reviewing the scope, location, or exact circumstances of the proposed use that the formal hearing process of the Conditional Use Permit procedure is warranted. If the Zoning Administrator makes the determination that a Conditional Use Permit is warranted, then the applicant shall be required to comply with the Conditional Use Permit procedures as specified in Sections 19.14.060 through 19.14.110 inclusive in the Chula Vista Municipal Code.

IX.3 Site Plan and Architectural Approval

- A. Purpose: The purpose of site plan and architectural approval is to review proposed projects to determine compliance with the provisions of those regulations and to promote orderly and harmonious development with good design character.
- B. Application: This approval process is applicable to projects within all districts except RE and RS districts, where the Tentative Tract Map approval process may be used. Single family detached units on lots exceeding 5,000 sf (including those in the RE or RS districts) may use the Tentative Map to satisfy the Site Plan Review Requirement. Such single family units on lots larger than 5,000 sf may, at the discretion of the developer, apply for Site Plan Review.
- C. Procedures: The procedures shall be as specified in Section 19.14.420 through Section 19.14.480 inclusive.

IX.4 Other Provisions

In the event that these regulations do not address any particular matter relevant to the proper development and use of property within EastLake II, the provisions of Title 19 of the Chula Vista Municipal Code shall apply.

DESIGN GUIDELINES

EastLake Village Center North Supplemental Sectional Planning Area (SPA)

Adopted July 23, 2002
by Resolution No. 2002-64

Amended

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SECTION II.4 DESIGN GUIDELINES

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II.4.1 Introduction

II.4.1.1 Purpose

This document is a manual to guide the design of site plans, architecture, and landscape architecture within the EastLake Village Center North Supplemental Sectional Planning Area (SPA) of the EastLake Planned Community. It illustrates the philosophy and commitment of the Master Developer and City of Chula Vista to a high quality, planned development program.

These guidelines are being provided to ensure that the quality and fundamental concepts established at the master planning stage are maintained in the final phase of detailed planning and design. This manual includes design concepts to guide specific areas of consideration, but more importantly it establishes a design context within which each element that is important to the success of the entire program. Just as the entire community can be impacted by a substandard project, carefully crafted design themes and standards can be compromised by inattention to one element of the overall design program. The purpose of this manual is to ensure that all development within EastLake Village Center North will maintain a high standard of design through consistency with these published standards to which all project designers are expected to refer. The standards of these guidelines are consistent with those established for previous development phases of the EastLake Planned Community.

While it is the intention of the Master Developer to allow as much freedom as possible for creative design expression at the parcel and individual project levels, it is sometimes mandatory to precisely control the design of areas critical to the success of the overall community; locations where only a limited number of solutions are acceptable. These situations are emphasized in these guidelines.

These guidelines are intended to encourage tasteful, imaginative site planning and building design while retaining a sense of homogeneity within the Village Center (North & South) as a whole and with the adjacent Business Center (see Exhibit 1, Design Context). The existing Village Center South is identified as Vons Center in Exhibit 1, while the proposed Village Center North is identified as Parcels VC-1, VC-2 and E-10. Within the Village Center North special emphasis will be placed on methods that tend to reduce visual impacts of larger scale buildings and that balance the elements of structure, landscaping and paving.

Design Context



Exhibit 1

II.4.2 Design Review Process

Introduction

The design review process includes two integrated procedures: design review and approval by the Master Developer Review Process, and, the City of Chula Vista Design Review Process.

II.4.2.1 Master Developer Review Process

In order to ensure that these Village Center Design Guidelines are adhered to and maintained, specific review and approval procedures have been established. Initial construction and development plans will be considered by the EastLake Company Design Review Committee (ECDRC). In addition, future improvements will be evaluated by the Architectural Review Committee of the EastLake Business Center Owners' Association, Village Center Owners' Association or similar property owners' association that may be established for sub-areas within the Supplemental SPA. These review committees will assure the integrity of each development area by reviewing and approving all development proposals within their respective areas. The committees will consider the level of conformance to the intent and specific requirements of these guidelines and the adopted CC&R's. In addition, all projects shall be subject to all applicable statutes, codes, ordinances, or regulations of controlling governmental jurisdictions.

Prior to submittal to the City, all applicants shall submit four sets of accurate and complete plans to The EastLake Company or EastLake Business Center BOA and obtain approval. Each set shall include the necessary architectural site plans, floor plans, exterior elevations or perspectives, and schematic grading and landscaping plans to fully describe the proposed improvements. In order to facilitate design coordination between individual buildings, all architectural and landscape plans for adjacent projects will be available for review through the committees.

Any changes or modifications to approved plans proposed during the initial construction period shall be submitted to the EastLake Company or EastLake Business Center BOA for review and approval prior to submittal to City or incorporation in building or site improvements.

II.4.2.2 City of Chula Vista Design Review Process

The requirements of the City are fairly typical and are further detailed below, but each builder should contact the City for current, specific requirements. As noted above, the design review process with the ECDRC should be initiated prior to formal review by the City.

The design review process with the City should be initiated with an informal pre-application meeting with City staff to identify specific design issues and submittal requirements for the proposed project. A formal application would be the next step in the process to which city staff would provide comments. A revised submittal would then be prepared and the proposed project would be scheduled for a formal approval action.

The standards and requirements for Precise Plan, Site Plan and Architectural Approval shall be as provided for in the EastLake II Planned Community District Regulations and/or Chapter 19 of the Chula Vista Municipal Code (Zoning Ordinance). Specific requirements for application and review procedures are published in the City's Zoning Ordinance.

The City's "Design Manual" provides design guidance for all projects subject to Design Review, including commercial and industrial projects. The Design Manual should be consulted when preparing plans for these projects along with these guidelines.

The City has also published a "Landscape Manual" which describes the landscape review process and provides some guidelines for landscape design from the City's perspective. The Manual also includes specific standards for landscape and irrigation improvements.

II.4.2.3 Zoning Administrator Design Review

The Zoning Administrator is authorized to consider and approve, disapprove or modify applications on several subjects as provided in Section 19.14.030 of the Chula Vista Municipal Code (CVMC), specifically including: site plan, architectural design, and landscape plan approval. In addition, the Zoning Administrator may approve sign applications.

II.4.2.3 Design Review Committee

The Design Review Committee shall review plans as required by the EastLake II Planned Community District Regulations, and as provided for herein. They shall base their findings on the City's Design Manuals and these Design Guidelines. Refer to Sections 19.14.581 through 19.14.600 of the CVMC for additional information.

II.4.3 Community Character

II.4.3.1 Thematic Corridor/Trail System

The EastLake Planned Community has established a community-wide trail system referred to as the Thematic Corridor that links the various neighborhoods. It consists of a distinctive tree lined meandering trail. Within the Village Center North planning area this corridor will be located along the west side of EastLake Parkway and is existing on the north side of Fenton Street. The design theme of this corridor has been established by EastLake SPA 1 development. A modified version of this community design element will be required to provide sufficient visual access to the retail commercial site (VC-1).

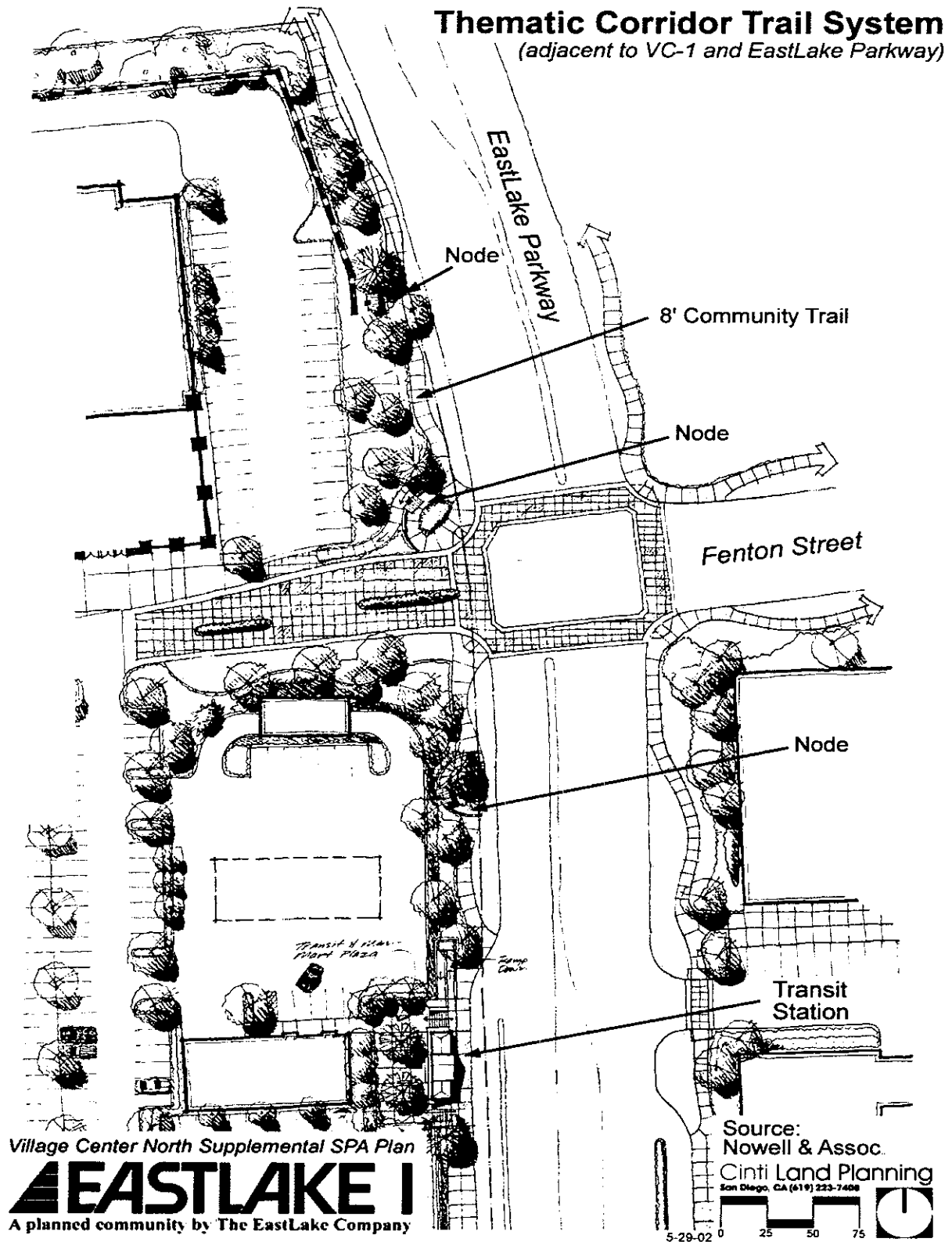


Exhibit 2

II.4.3.2 Neighborhood Entry Treatment

Each neighborhood within the EastLake Planned Community is identified by a unique Neighborhood Entry Treatment. Although the Village Center North planning area is not a neighborhood in the sense applied to a residential project, it is a special focus and functions as the “shopping neighborhood” for the community. It will also have a unique “neighborhood entry” treatment to distinguish it from other neighborhoods. The primary Village Center North entry will be located at the northwest corner of the intersection of Otay Lakes Road and EastLake Parkway to emphasize the pedestrian entry to the project area. Corresponding neighborhood entry signage for the EastLake Greens residential neighborhood and EastLake Business Center are located on adjacent corners.

Community Entry Treatment

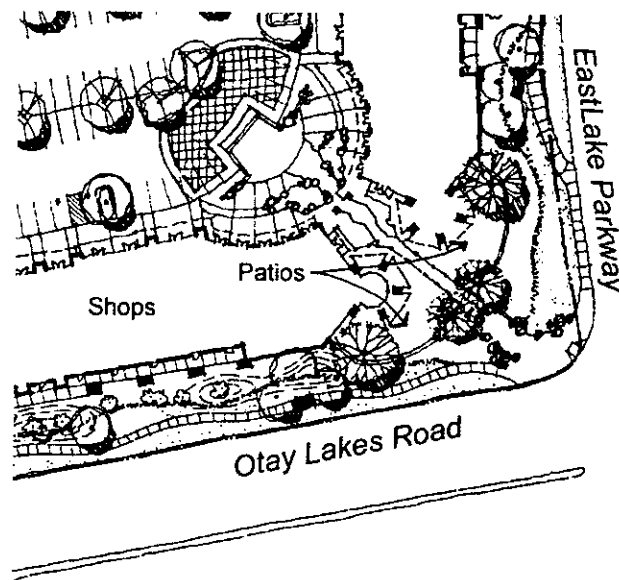


Exhibit 3

I.4.4 Village Center (Parcels VC-1 & VC-2) Guidelines

II.4.4.1 Planned Community District Regulations

Development standards for each land use area (*i e* , permitted land uses, lot coverage, height and bulk requirements, signs, *etc.*) are established in the EastLake II PC District Regulations. Parcel VC-1, the retail commercial center, is subject to the provisions of the VC-1 land use district. The following design guidelines supplement those PC District Regulations. Notwithstanding the guidance provided in these guidelines, compliance with zoning and other regulations of the City of Chula Vista or other authorized agencies is required and takes precedence. Any aspect of design not addressed in the EastLake Village Center North Design Guidelines shall be governed by the City's Design Manual and associated development standards adopted by the City of Chula Vista.

Site Plan

The EastLake Village Center is planned to be a special focus area for the EastLake Planned Community. From a design/planning perspective, the EastLake Village Center is considered a "neighborhood" within the EastLake Village Planned Community. The amenity and design program for this neighborhood should create a sense of identity in much the same way that the unique features and themes within the EastLake residential neighborhoods have formed their identities.

The Village Center will consist of a variety of buildings and special open areas. Retail, office, medical, restaurant and entertainment uses will be integrated in a way that will provide a quality environment appropriate to each use. Because of the importance of unifying themes and designs over an extended development period, the Design Guidelines will be utilized to ensure overall consistency while allowing for necessary flexibility at the site plan level of detail.

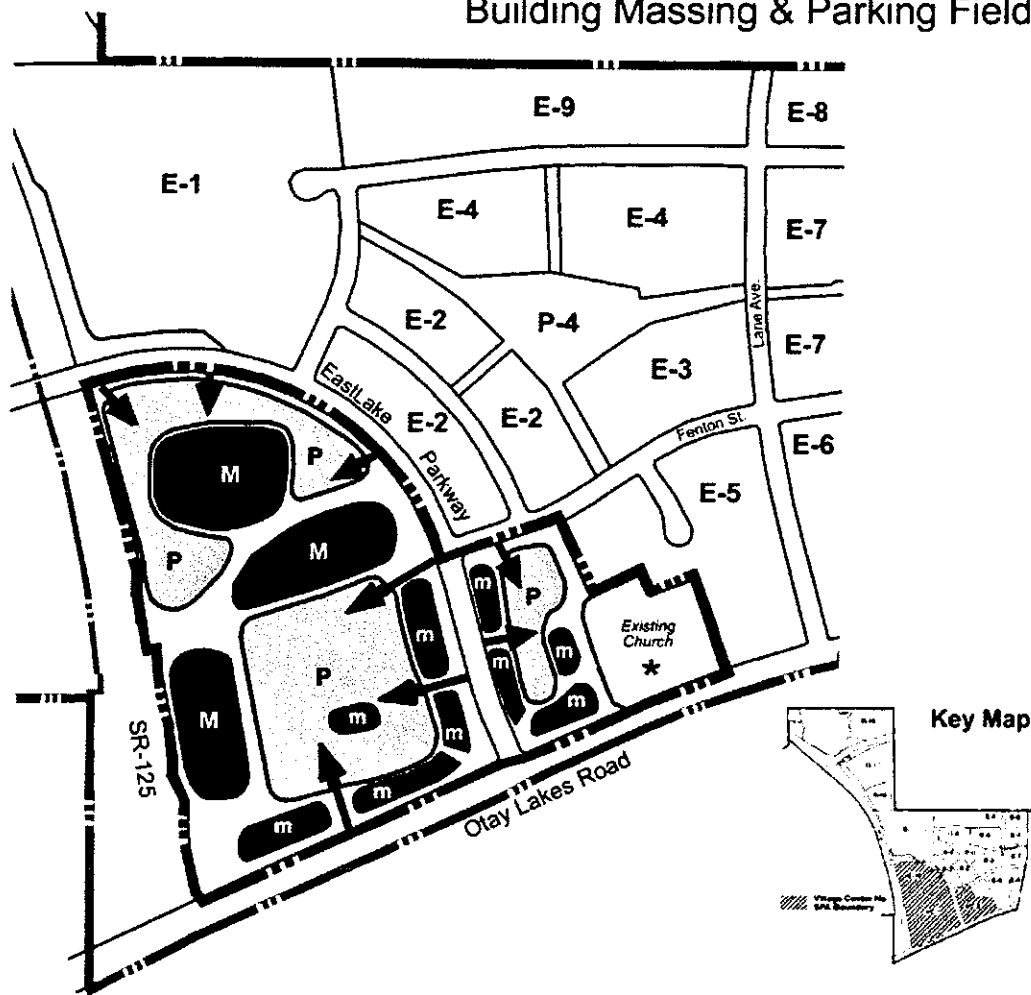
The conceptual master plans herein provide illustrations of the overall land use diversity, site development character and conceptual building/parking/open space relationships within the Village Center North. The purpose of these plans is not to establish specific development standards, but rather a context for the evaluation of detailed plans for individual phases from the perspective of the Village Center North as a whole.

Internal Circulation & Parking

Primary ingress/egress to the Village Center will be via major entries, primarily at signalized intersections, along EastLake Parkway, Fenton Street, and Otay Lakes Road. Exhibit 4 provides a conceptual illustration of how on-site internal circulation drives can connect to these entries. These access points/entries are depicted on Exhibits 3 and 4 on the following pages. These concepts will be subject to detailed engineering evaluation with submittal of future site plans.

Conceptual Master Plan

Building Massing & Parking Fields



- M** Major Building/Building Mass
- m** Minor Building/Building Mass
- P** Primary Parking Field
- *** Independent Parcel

Village Center North Supplemental SPA Plan

EASTLAKE I
A planned community by The EastLake Company

City Land Planning
San Diego, CA (619) 523-7000

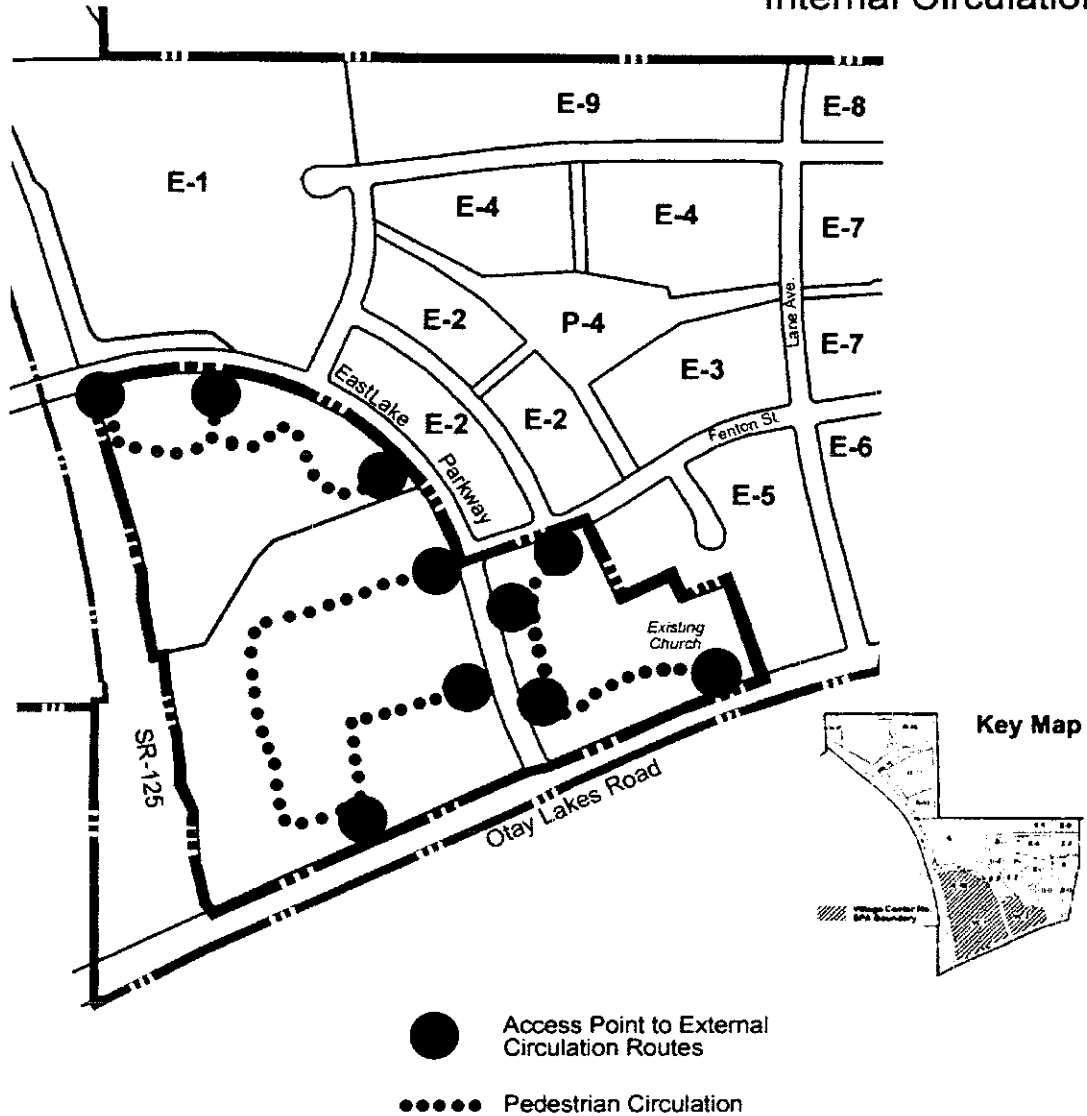


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Exhibit 4

Conceptual Master Plan

Internal Circulation



Village Center North Supplemental SPA Plan

EASTLAKE I
A planned community by The EastLake Company

(7/23/02)

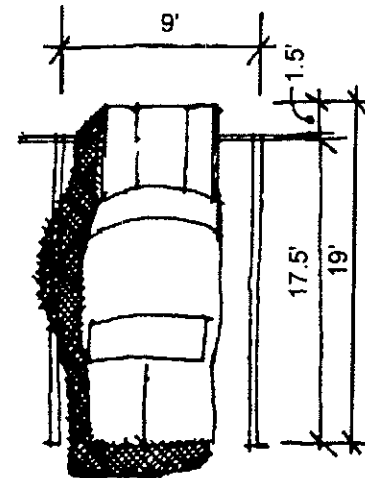
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San Diego, CA (619) 253-7400
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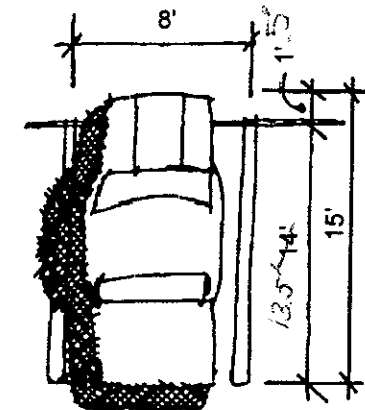
Exhibit 5
DESIGN GUIDELINES

Parking Standards

- a. Textured and/or enhanced paving should be used to accent driveways and building entries or other significant areas.
- b. All parking should be clearly outlined by double stripes on the surface of the parking facility.
- c. Standard car size parking spaces are a minimum of 9 feet by 19 feet (including a potential 1½ foot overhang at the front curb where adjacent to landscaping or a sidewalk). The planting strip and/or pedestrian walk width should be increased accordingly to compensate for the overhang.
- d. Compact car size parking spaces are a minimum of 8 feet in width and 15 feet in depth (including the 1½ foot overhang at front curb). Compact car parking spaces may comprise a maximum of twenty-five percent of the total parking space requirement, provided said spaces are controlled or appropriately marked to ensure their utilization by compact cars (see EastLake II PC District Regulations).
- e. Two-way private driveways are to have a minimum width of 24 feet for perpendicular parking.
- f. All parking facilities should be lighted in accordance with current City standards. Lighting standards shall not be greater than 35 feet in height.
- g. The number of parking spaces required is determined by the Schedule of Off-street Parking Requirements in the EastLake II PC District Regulations.
- h. Landscape nodes should be provided at approximately every tenth stall; any alternative parking landscaping solution shall be approved by the Director of Planning and Building (see also "k" below).
- i. Landscape nodes between parking stalls shall be 8 feet wide and provide a 12 inch concrete step out strip on each side of the landscape node.
- j. Landscape nodes at the end of parking bays shall be 6 feet wide with a 12 inch step out strip abutting the parking stall.
- k. A five foot square diamond may be provided every fifth stall in lieu of the 8 foot landscape node with approval of the Director of Planning and Building, and provided the requirement to provide 10% of the parking in landscaping is met.



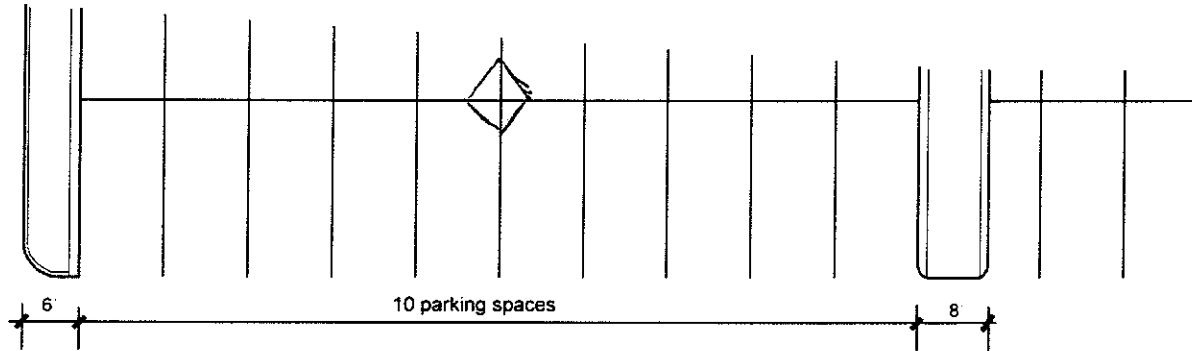
Standard Car Parking Space



Compact Car Parking Space

Exhibit 6

Standard Parking Planters



Alternative Parking Lot Diamonds

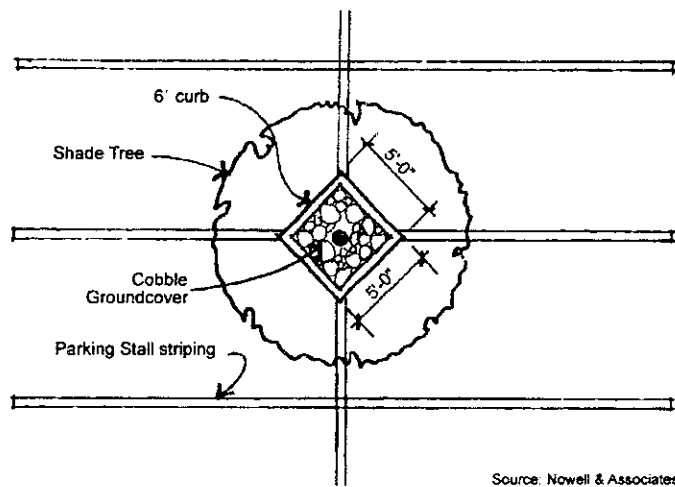


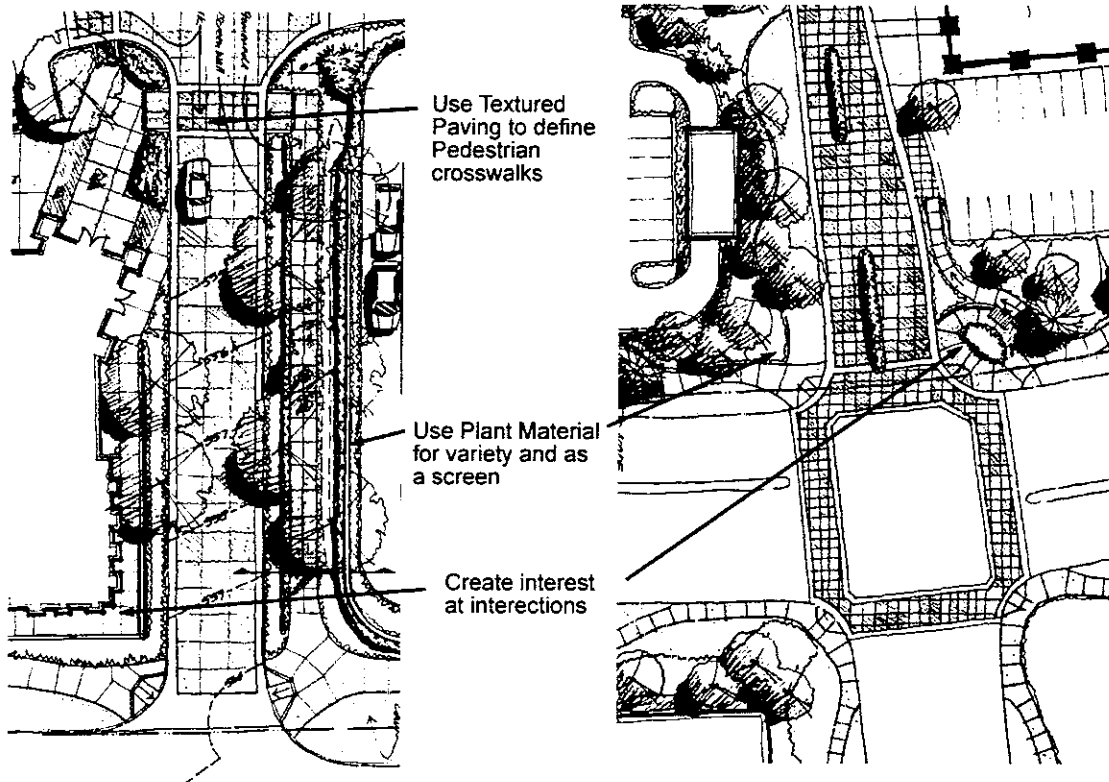
Exhibit 7

Entries

The major entries are located along EastLake Parkway, Otay Lakes Road, and Fenton Street. These are depicted on Exhibits 3 and 4 herein. These entries should provide information to the motorists, including the following. Example entries are illustrated in Exhibit 7 below.

- Signing as required to identify the center
- Set the design theme for the center
- Provide interest and screening

Entry Treatments

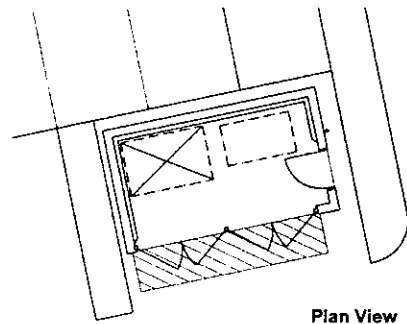


Source: Felhman-LaBarre

Exhibit 8

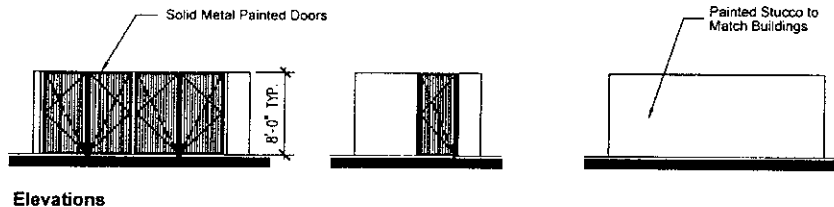
Service & Storage Areas

- a. All outdoor storage and sales yards must be completely enclosed, screened from public view by landscaping, wall, or fence, not less than six feet in height, constructed of material complementary to the building materials. Outdoor storage includes material involved in fabrication, as well as, the parking of all company owned or operated motor vehicles with the exception of regular passenger vehicles.
- b. Storage between the public street and the building may be permitted subject to Design Review.
- c. No loading should be allowed which directly faces Otay Lakes Road or EastLake Parkway, and would be highly visible from the roadway
- d. All outdoor refuse collection areas must be completely enclosed and screened from view by a wall or fence constructed of materials which are complementary to the building materials. All such areas shall have concrete floors and loading pads, and shall be of sufficient size to contain all business generated refuse.



Trash Enclosures

REVISE



Source: Felhman-LaBarre

Exhibit 9

Utilities, Antennae & Flagpoles

- a. Where feasible, exterior on-site utilities (gas, water and sewer lines; drainage systems; electrical, telephone and communications wires and equipment, *etc.*) not placed underground should be properly screened or incorporated into the overall building design. Backflow preventers and similar devices may be excepted, as it may not be practical or desirable to screen them due functional requirements.
- b. On-site underground utilities should be located so as to minimize disruption during maintenance and repair.
- c. No antenna or other transmission or reception device which can be viewed from ground level is permitted without specific approval of the ECDRC or the Architectural Review Committee, as appropriate.
- d. Temporary overhead power and telephone lines are permitted during construction.
- e. A maximum of three flagpoles may be permitted per lot. All flagpoles are subject to a 35 foot maximum height limitation. The United States and State of California flags are exempt from permitting. Any flag containing a commercial message (*e.g.*, corporate logo) is considered a freestanding sign and should be included in the overall planned sign program.

Shopping Cart Enclosures

Shopping cart storage will be an important consideration in the Design Review process. It is an objective that cart storage be stored within a properly screened area. A well thought out plan that balances the functional considerations of cart use with visual aspects of their storage is essential.

II.4.4.2 Architecture

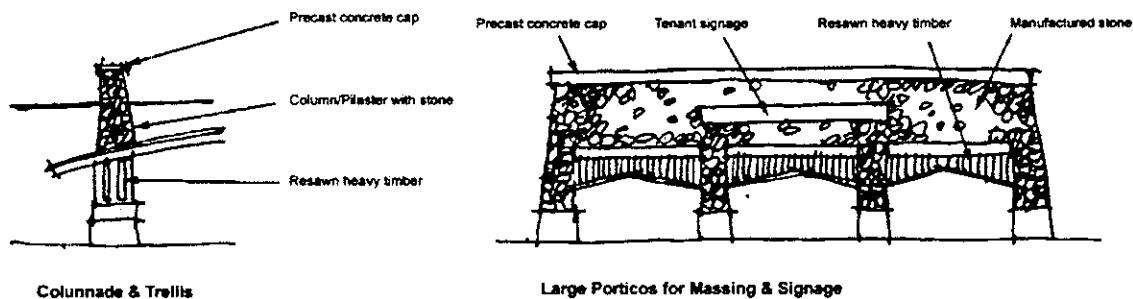
Architectural Theme

The architectural theme for VC-1 and VC-2 is to create projects that draw from the ranch heritage of EastLake. It is not the intent to recreate “movie set” ranch buildings, but allow this history to be reflected in modern architecture as a contrasting theme. Because this “theme” is not an “architectural style”, it allows individual projects to have alternative creative solutions.

Building materials should incorporate natural materials and colors such as stone and heavy timbers in a harmony with modern forms and materials.

Building Materials

Mix materials and colors in harmony



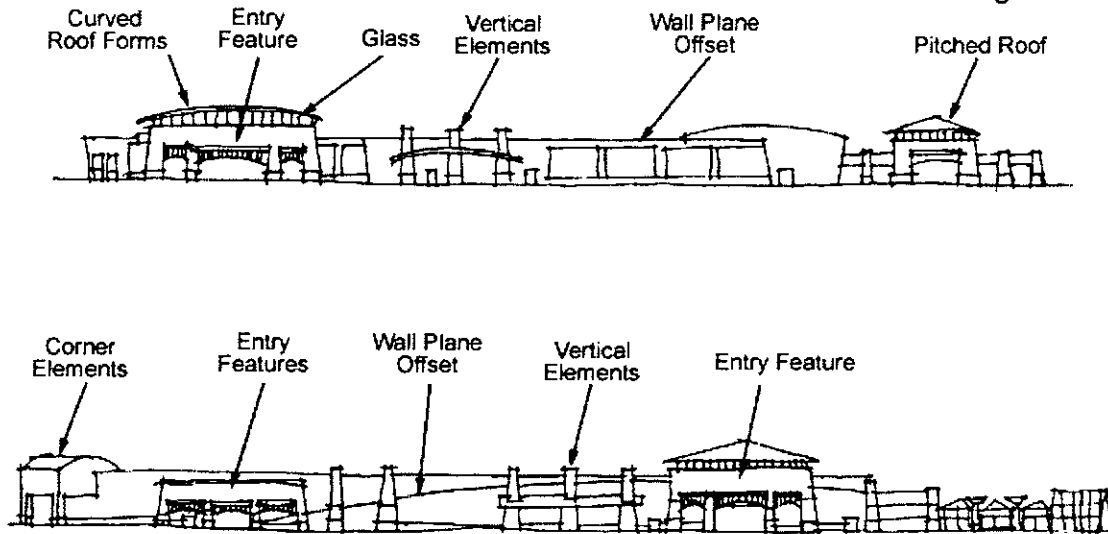
Source: FEHLMAN LaBARRE

Exhibit 10

Building Mass & Form

Building massing on the site is shown conceptually on Exhibit 3. This shows the major building are to be set back and the smaller shops and buildings will front the adjacent arterials. Another important consideration is the form of individual buildings. The exhibit below depicts an example of how a variety of forms can be combined to provide variation to avoid the mundane “big box” look for large buildings and is adaptable for use in smaller buildings.

Building Form Providing Variation



Source: FEHLMAN LaBARRE

Exhibit 11

Equipment Screening

- a. All roof-mounted equipment should be hidden from view with parapet walls or screening. Screens should be attractive in appearance and reflect or complement the architecture and color of the building. Mechanical equipment should not extend above the enclosing wall or screen.
- b. All exterior mechanical equipment which is visible from the upper floors of adjacent buildings should be kept to a minimum, should be installed in an orderly, compact manner, and should be painted a color to blend with the adjacent background.
- c. Exterior ground mounted equipment should be mounted in a location where it is screened from public view.

II.4.4.3 Lighting

Safety/Security Lighting

- a. Lighting should be indirect (except for parking areas) and subtle. Overhead pole mounted down lighting is encouraged. Light standards shall not exceed 35 feet in height.
- b. Unless otherwise specifically approved in the Design Review process, exterior pole lighting should be High Pressure Sodium (HPS).

- c. Lighting levels should emphasize walking areas so as to clearly identify the pedestrian walkway and direction of travel.
- d. Parking areas, access drives, and internal vehicular circulation areas should have sufficient illumination for safety and security. Lighting fixtures should be a zero cutoff at the project edges. The parking lot illumination level should achieve a uniformity ratio of 3 to 1 (average to minimum) with a minimum of 0.3 foot candle.
- e. Outdoor pedestrian use areas (courtyards, entry ways, walkways, *etc.*) should have sufficient illumination for safety and security. Primary pedestrian use area lighting should achieve a uniformity ratio of 3.5 to 1 with an average illumination of 0.60 foot candle and a minimum of 0.18 foot candles.
- f. Service area lighting should be contained within the service yard boundaries and enclosure walls. No light spillover is allowed.

Architectural/Landscape Lighting

- a. Indirect lighting (except for parking areas), such as soffit lighting, wall lighting or lighting with full cutoff shield type fixtures, is encouraged where it effectively achieves the desired lighting intent.
- b. Architectural overhead down lighting, or interior illumination which spills outside is encouraged. In addition, up-lighting will be utilized in specific locations per where provided for in an adopted Design Review plan. Said lighting should articulate the building design.
- c. Exterior illumination to enhance building identity should respect and reinforce the architectural treatment of the building. Patterns of light and fixture concealment should be considered to avoid glare and intrusion onto adjacent properties.
- d. Landscaping lighting should be subtle and should accentuate rather than overpower landscape features.
- e. Special lighting should be introduced at gateways and other key locations.

II.4.4.4 Signs

Comprehensive sign programs are to be developed for VC-1 and VC-2 of the EastLake Village Center North SPA. Signs are necessary to provide adequate identification of buildings and businesses and convey information to motorists and pedestrians that will simplify and clarify their movement throughout the project.

The Sign Program could include the following sign types:

Ground Signs

- Freeway Tower
- Center Identification Entry Monuments
- Ground Monuments
- Multi-tenant Monuments
- Gas Price Monuments
- Vehicular Directional

Wall Signs

- Anchor Tenant
- Major Tenant
- Shop Tenant
- Pad Tenant

Approval & Submittal

- Planned Sign Programs are subject to approval of the Zoning Administrator or Design Review Committee.
- All individual signs are subject to the approval of City staff prior to installation.
- All proposed exterior signs for each facility shall be submitted to the ECDRC as part of the Preliminary Plan submittal and shall be consistent with this sign program. Sufficient renderings indicating size, location, design, color, lighting and materials shall be submitted to the ECDRC for their review.

Sign Specifications

These sign specifications have been instituted to encourage creativity while establishing basic standards for uniformity and quality design and construction.

The following types of construction will be allowed:

- Acrylic face channel letters
- Through face and halo channel letters
- Reverse pan channel letters
- Skeleton neon behind flat cut out shapes and letters
- Open pan channel letters
- Push through letters and logos in aluminum cabinets
- Metal screen mesh accents

The use of at least two of the above is required in each sign design except anchor, major and pad tenants.

General Standards

- Signs should be subtle, tasteful, imaginative, and an integral part of the building design concept.
- Signs should be for identification or instruction only; no advertising is allowed.
- Signs should require a minimum of maintenance.

Maintenance

All signs should be maintained in a neat and orderly fashion. Periodic inspections shall be made by the Owners' Association. Prompt correction of any deficiencies should be made by the entity responsible for the maintenance of said sign(s).

Prohibited Sign Types & Components

The following sign types/designs are prohibited:

- Signs constituting a traffic hazard
- Wall signs which project above the building edge
- Moving or rotating
- Moving or flashing lights
- Vehicle signs
- Exterior displays other than temporary seasonal displays
- Banners, pennants and inflatable advertising devices
- Billboard signs
- Permanent sale signs
- Cloth, paper or cardboard signs on exterior surfaces of the building or hung outdoors
- Signs employing noise-making devices and components
- Post and panel-type signs (except temporary signs)
- No sign, notice or other lettering should be exhibited or affixed on any part of any building except as specifically approved in writing by the EastLake Company and property owner

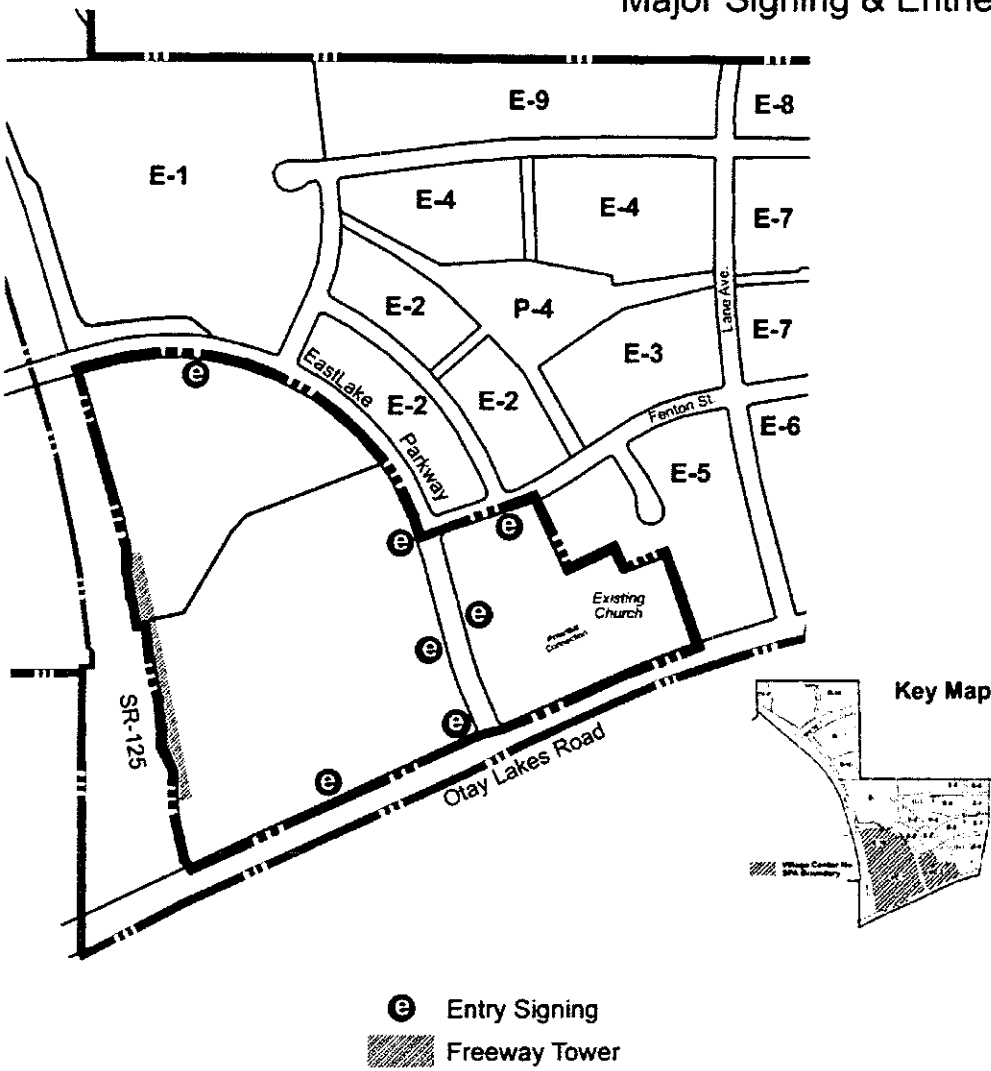
Major Signing & Entries

The dominant signs most viewed by the general public would be a Freeway Pylon Sign and the signs at the Major Entries. The general location of these signs are depicted on Exhibit 11 and an illustration of the conceptual designs are shown on Exhibits 12 and 13. Refined design, location and number of tenants identified on each pylon sign will be established in the planned sign program.

The conceptual designs provided in these exhibits will serve as the basis for more refined designs which will specify individual sign design, size, location, colors and materials for approval in the planned sign program to be approved by the Design Review Committee.

Conceptual Master Plan

Major Signing & Entries



Village Center North Supplemental SPA Plan

EASTLAKE I

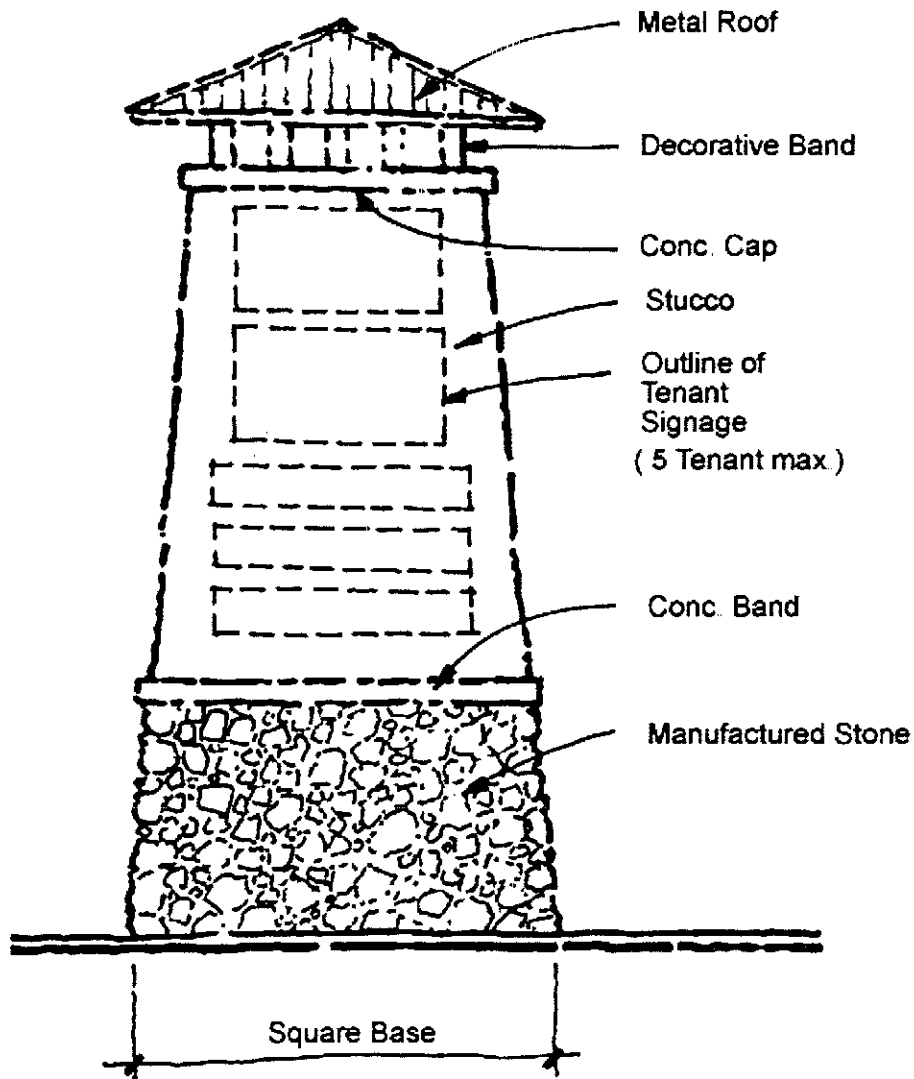
A planned community by The EastLake Company

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San Diego, CA (619) 223-7499

5/20/02

Exhibit 12

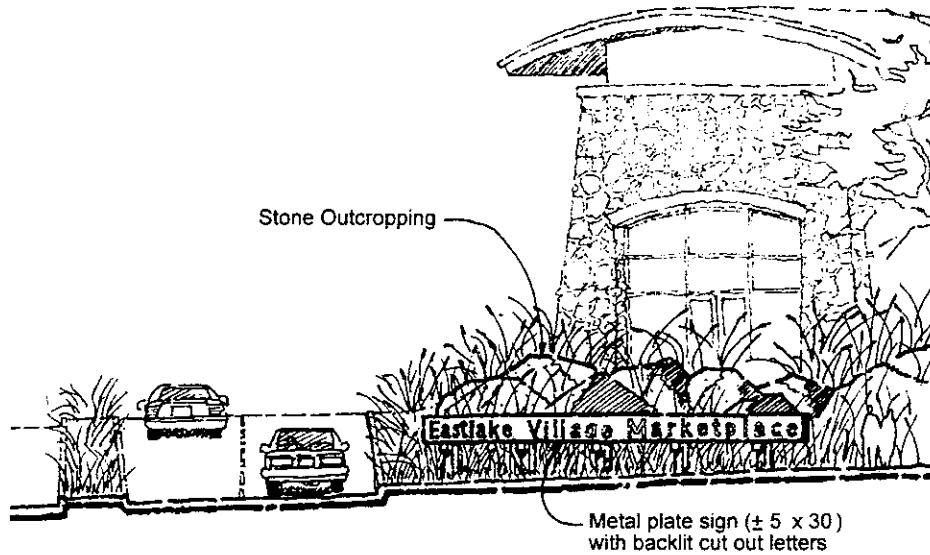
Freeway Tower Sign Concept



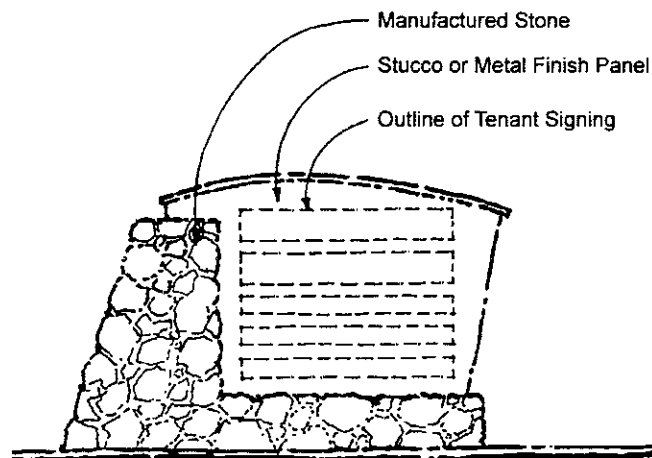
Source: Felhman-LaBarre

Exhibit 13

Ground Entry/Multi-Tenant Monument Signs



Ground Entry Monument



Multi-tenant Monument

Source: FEHLMAN LaBARRE

Exhibit 14

II.4.4.5 Public Transit

The Village Center North Supplemental SPA is currently served by Route 709 along Otay Lakes Road which connects to the west. The City of Chula Vista, in partnership with the Metropolitan Transit Development Board (MTDB), is currently undertaking the Near-Term South Bay Feeder Bus Study which will evaluate transit service enhancements in the near-term (5-10 years), as well as the South Bay Transit First Study which will identify a network of high-level Transit First services for the longer-term (10-20 years). It is anticipated that these routes will be serving the site along both Otay Lakes Road and EastLake Parkway. Exhibit 15 shows these projected routes as of the date of the preparation of this plan. The Red Car route would primarily serve commuters delivering passengers to light rail stations and/or regional destinations with minimal stops. The Blue Car route is the existing bus service with frequent stops. These route designations or locations may change as transit studies mature.

In order to provide for these anticipated routes transit stations have been designed into the project on either side of EastLake Parkway. The station locations are shown on Exhibit 15 and a conceptual design of a facility is shown on Exhibits 16 and 17. Exhibit 16 shows the concept for use of an area prior to a Transit Station being implemented.

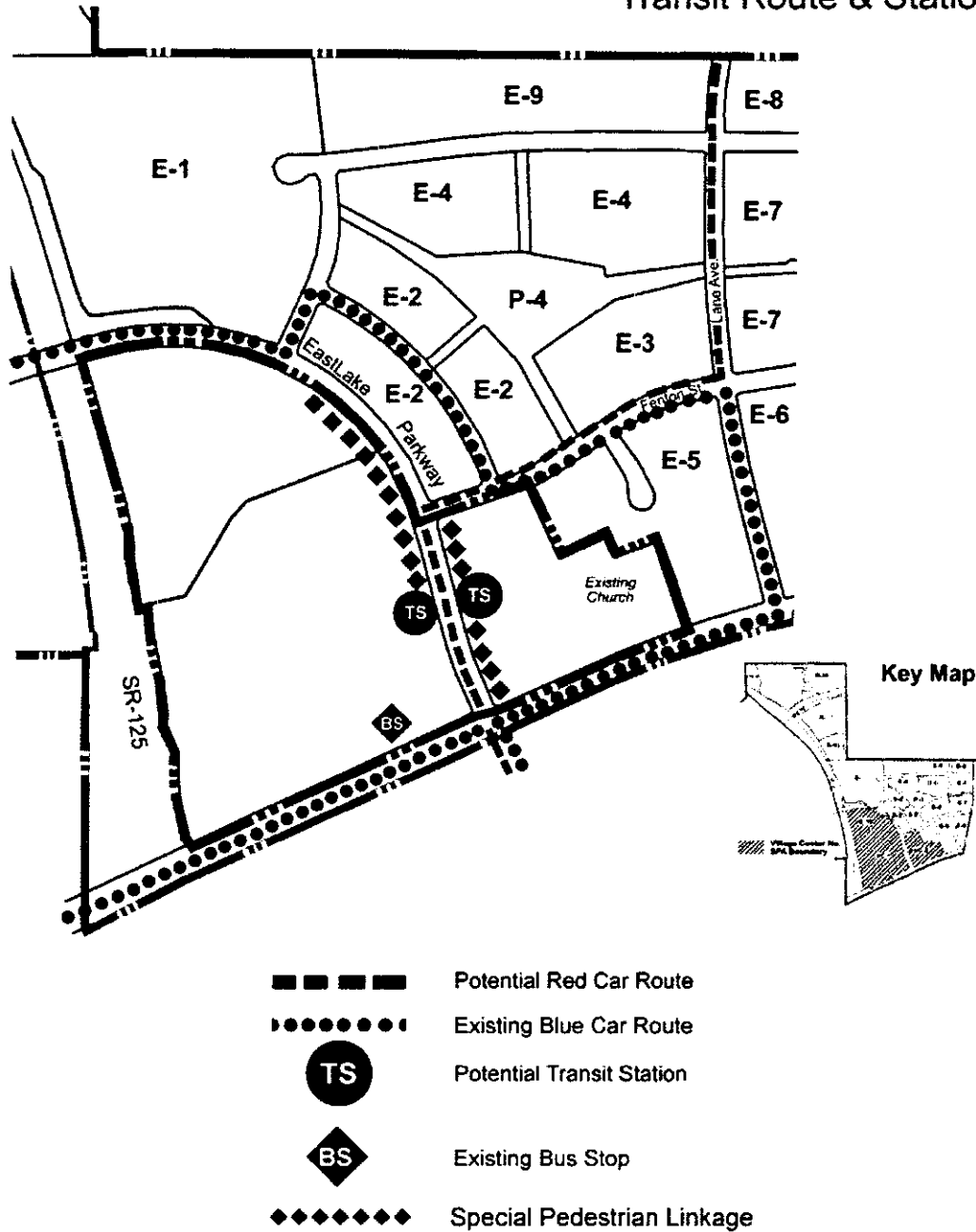
To encourage transit use, the access to the Transit Stations have been given special attention. Transit trail nodes are proposed to be located along the Thematic Corridor on the west side of EastLake Parkway as it approaches the Transit Station. This concept is illustrated on Exhibits 2 and 18. The Thematic Corridor is the unique community trail which extends throughout the EastLake Community and will provide an enhanced walking environment which connects most of the residential neighborhoods and community destinations within EastLake. The Thematic Corridor extends north on-site to connect to Parcel E-10 and off-site along the north side of Fenton Street to the heart of EastLake Business Center. Approaching the intersection with Otay Lakes Road, pedestrian scaled storefronts in Parcel VC-1 should create an attractive and interesting building edge along the pedestrian path. Similarly on the east side of EastLake Parkway, pedestrian scaled storefronts in Parcel VC-2 in proximity to the sidewalk should make an appealing pedestrian route serving the transit station.

Internal pedestrian routes within Parcel VC-2 should also connect to the planned transit station location. Pedestrians on the east side of EastLake Parkway will be able to connect to the community-wide Thematic Corridor by walking only one-half block north or south to the street intersections and crossing the street.

Special attention should be placed on transit oriented shops. Patrons of the large scale commercial uses in Parcel VC-1 are not expected to be significant transit users. Users are more likely to be employees within the Village Center or adjacent Business Center, or residents using transit to commute to jobs elsewhere. Thus the primary design issue relative to transit in the Village Center North is providing an appropriate, pedestrian scaled edge along EastLake Parkway and pedestrian connections to likely transit user destinations while also providing adequate exposure, vehicle access and parking for the large scale commercial users sharing Parcel VC-1 with the transit station.

Conceptual Master Plan

Transit Route & Station

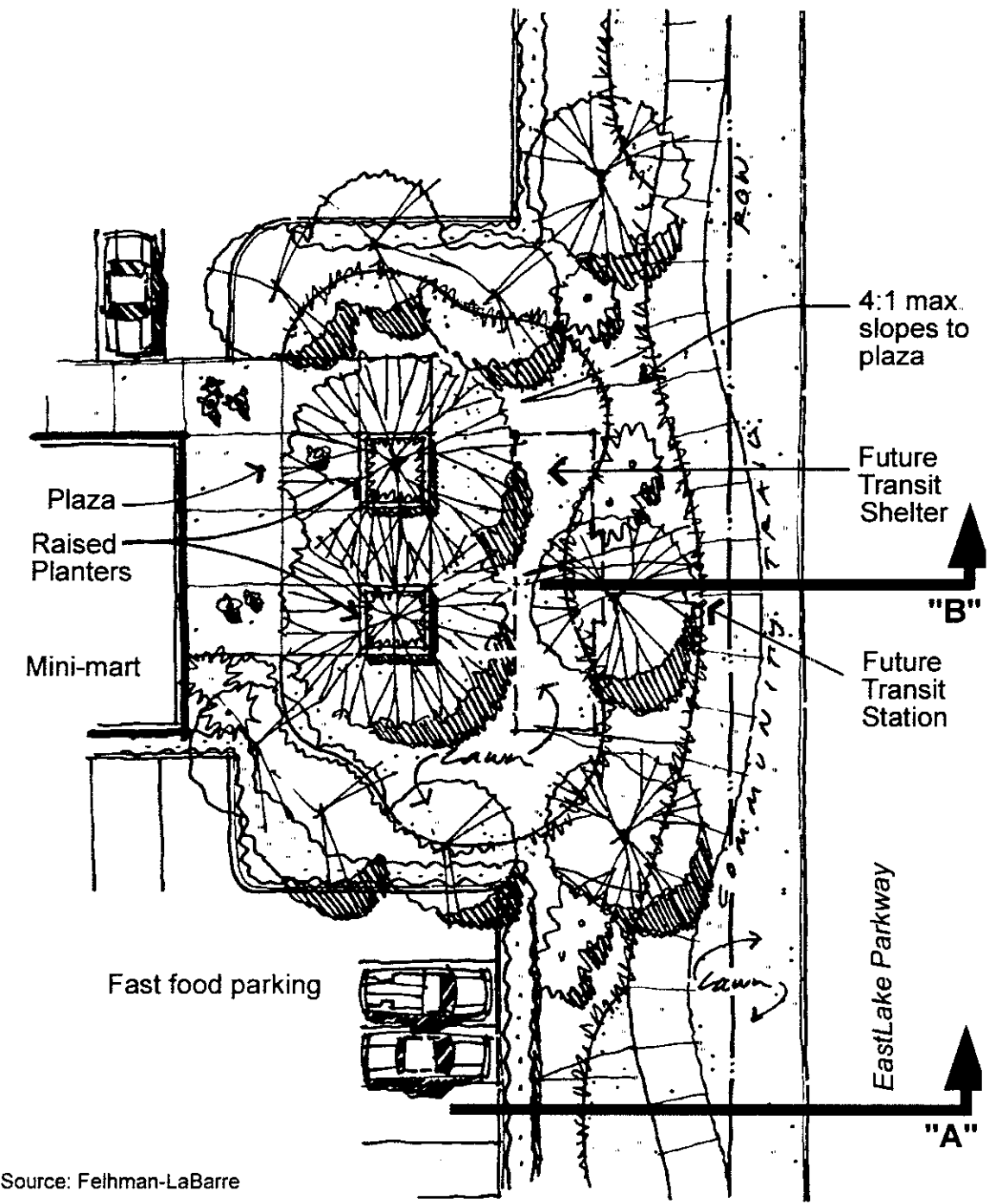


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Exhibit 15

Transit Station Plaza



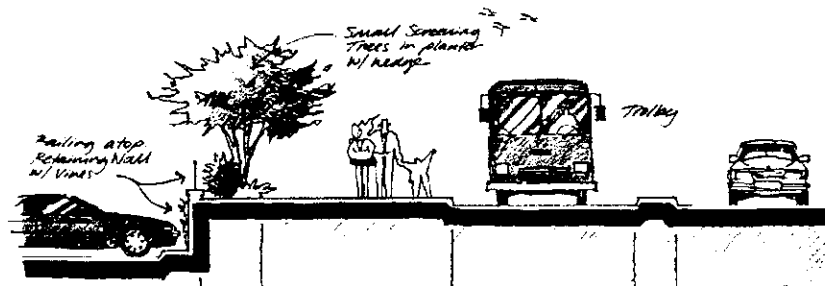
Source: Feihman-LaBarre

Exhibit 16

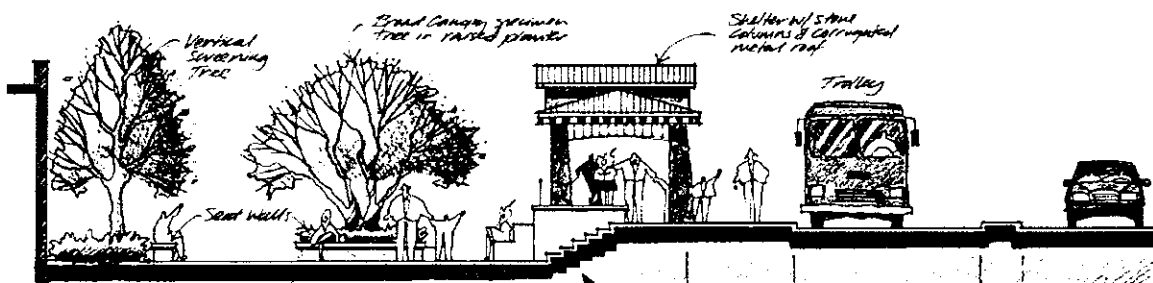
Transit Station Concepts



Transit Station Perspective



Section "A"



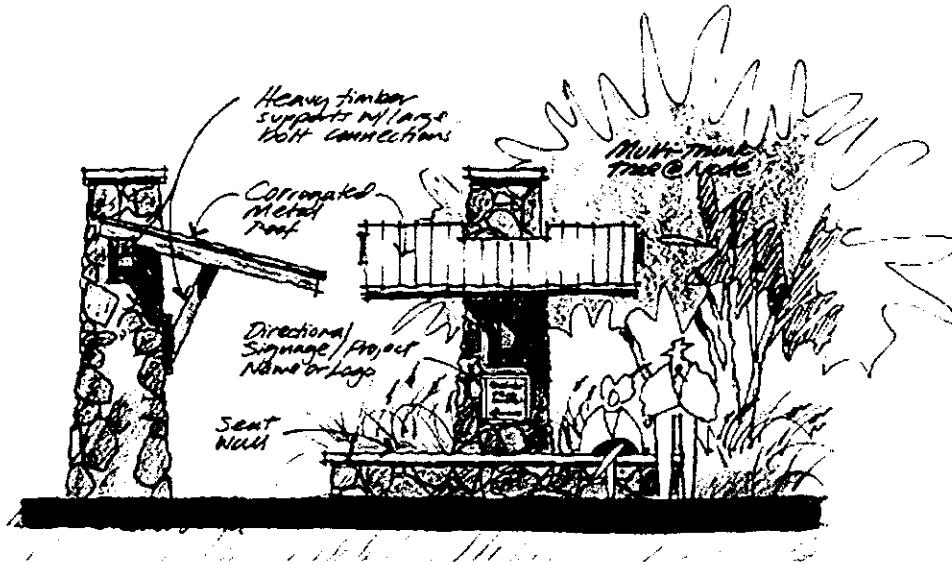
Section "B"

Stairs shown but alternative
ADA access will be provided

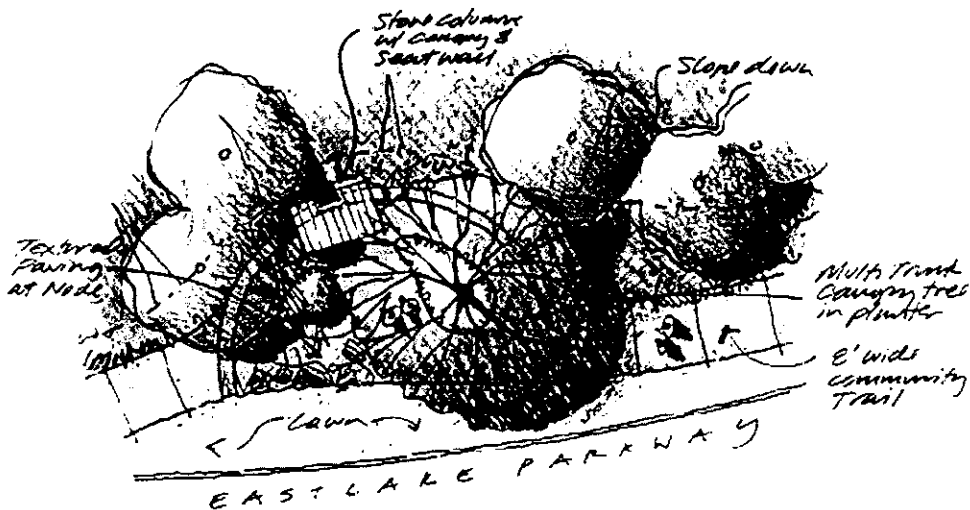
Source: Felhman-LaBarre
Exhibit 17

Detail of Trail Node

(along trail leading to Transit Station)



Elevation of Trail Node



Plan View of Trail Node

Source: Felhman-LaBarre
Exhibit 18

II.4.5 Business Center (Parcel E-10) Guidelines

II.4.5.1 Planned Community District Regulations

Development standards for each land use area (*i.e.*, permitted land uses, lot coverage, height and bulk requirements, signs, *etc.*) are established in the EastLake II PC District Regulations. Parcel E-10, the Business Center, is subject to the provisions of the BC-3 land use district. The following design guidelines supplement those PC District Regulations. Notwithstanding the guidance provided in these guidelines, compliance with zoning and other regulations of the City of Chula Vista or other authorized agencies is required and takes precedence. Any aspect of design not addressed in the EastLake Village Center North Design Guidelines shall be governed by the City's Design Manual and associated development standards adopted by the City of Chula Vista.

Site Plan

The EastLake Village Center is planned to be a special focus area for the EastLake Planned Community. From a design/planning perspective, the EastLake Village Center is considered a "neighborhood" within the EastLake Village Planned Community. The amenity and design program for this neighborhood should create a sense of identity in much the same way that the unique features and themes within the EastLake residential neighborhoods have formed their identities.

Although located within the Village Center North Supplemental SPA, Parcel E-10 is a unique site which physically relates to the adjacent commercial uses on Parcel VC-1 but in character and land use will be more closely related to the EastLake Business Center across EastLake Parkway. This is evident in the purpose of the BC-3 zoning district which is intended to provide for modern light industrial, administrative and service uses as a transition from the commercial Village Center to the employment uses in the Business Center. The site plan for Parcel E-10 should serve this transition function.

Currently, there is no conceptual master plan for the E-10 parcel. A proposed site plan for the parcel will be developed when a user for the site is determined. For the most part, the edge along EastLake Parkway is the only sensitive design area. Buildings or parking adjacent to the Thematic Corridor should respect its role as the community trail and provide an attractive walking environment. The other edges, along SR-125 and the commercial center, should be attractive but will be generally only viewed from a distance and require less attention to compatibility factors. Conceptual Building Massing and Parking Fields are shown in Exhibit 3.

Internal Circulation & Parking

All ingress/egress to Parcel E-10 is expected to be from EastLake Parkway. Exhibit 4 provides a conceptual illustration of how on-site internal circulation might connect to the

anticipated entries depicted on Exhibit 3. This concept will be subject to detailed engineering evaluation with submittal of parcel-specific site plans.

Parking Standards

- a. Textured and/or enhanced paving should be used to accent driveways and building entries or other significant areas.
- b. All parking stalls should be clearly outlined by double stripes on the surface of the parking facility.
- c. Standard car size parking spaces are a minimum of 9 feet by 19 feet (including a potential 1½ foot overhang at the front curb where adjacent to landscaping or a sidewalk). The planting strip and/or pedestrian walk width should be increased accordingly to compensate for the overhang.
- d. Compact car size parking spaces are a minimum of 8 feet in width and 15 feet in depth (including the 1½ foot overhang at front curb). Compact car parking spaces may comprise a maximum of twenty-five percent of the total parking space requirement, provided said spaces are controlled or appropriately marked to ensure their utilization by compact cars (see EastLake II PC District Regulations).
- e. Two-way private driveways are to have a minimum width of 24 feet for perpendicular parking.
- f. All parking facilities should be lighted in accordance with current City standards. Lighting standards shall not be greater than 35 feet in height.
- g. The number of parking spaces required is determined by the Schedule of Off-street Parking Requirements in the EastLake II PC District Regulations.
- h. Landscape nodes should be provided at approximately every tenth stall; any alternative parking area landscaping solution shall be approved by the Director of Planning and Building (see also “k” below).
- i. Landscape nodes between parking stalls shall be 8 feet wide and provide a 12 inch concrete step out strip on each side of the landscape node.
- j. Landscape nodes at the end of parking bays shall be 6 feet wide and provide a 12 inch concrete step out strip abutting the parking stall.

- k. A 5 foot square diamond may be provided at every fifth stall in lieu of the 8 foot landscape node with the approval of the Director of Planning and Building.

Entries

The parcel entries are located along EastLake Parkway. These are depicted on Exhibit 3. These entries should provide information to the motorists, including the following. Example entries are illustrated in Exhibit 8.

- Signing as required to identify the center
- Set the design theme for the project
- Provide interest and screening

Service & Storage Areas

- a. All outdoor storage and sales yards must be completely enclosed, screened from public view by landscaping, wall, or fence, not less than six feet in height, constructed of material complementary to the building materials. Outdoor storage includes material involved in fabrication, as well as, the parking of all company owned or operated motor vehicles with the exception of regular passenger vehicles.
- b. Storage between the public street and the building may be permitted subject to Design Review.
- c. No loading should be allowed which directly faces EastLake Parkway, and would be highly visible from the roadway.
- d. All outdoor refuse collection areas must be completely enclosed and screened from view by a wall or fence constructed of materials which are complementary to the building materials. All such areas shall have concrete floors and loading pads, and should be of sufficient size to contain all business generated refuse.

Utilities, Antennae & Flagpoles

- a. Where feasible, exterior on-site utilities (gas, water and sewer lines; drainage systems; electrical, telephone and communications wires and equipment, *etc.*) not placed underground should be properly screened or incorporated into the overall building design. Backflow preventers and similar devices may be excepted, as it may not be practical or desirable to screen them due functional requirements.

- b. On-site underground utilities should be located so as to minimize disruption during maintenance and repair.
- c. No antenna or other transmission or reception device which can be viewed from ground level is permitted without specific approval of the ECDRC or the Architectural Review Committee, as appropriate.
- d. Temporary overhead power and telephone lines are permitted during construction.
- e. A maximum of three flagpoles may be permitted per lot. All flagpoles are subject to a 35 foot maximum height limitation. The United States and State of California flags are exempt from permitting. Any flag containing a commercial message (*e.g.*, corporate logo) is considered a freestanding sign and should be included in the overall planned sign program.

II.4.5.2 Architecture

Architectural Theme

The architectural theme for E-10 is actually a transitional style between the adjacent Business Center and the Village Center. The northern facing edge fronts the EastLake Business Center and should have an architectural style that is compatible with this existing center. To the south is the proposed shopping facility with a ranch heritage theme. Where buildings in E-10 abut this southern edge they should not detract from that theme.

Business Center Architectural Theme



Building Mass & Form

Building massing on the site is shown conceptually on Exhibit 3. This shows the major building are to be set back and the smaller buildings will front the adjacent arterials.

Equipment Screening

- a. All roof-mounted equipment should be hidden from view with parapet walls or screening. Screens should be attractive in appearance and reflect or complement the architecture and color of the building. Mechanical equipment should not extend above the enclosing wall or screen.
- b. All exterior mechanical equipment which is visible from the upper floors of adjacent buildings should be kept to a minimum, should be installed in an orderly, compact manner, and should be painted a color to blend with the adjacent background.
- c. Exterior ground mounted equipment should be mounted in a location where it is screened from public view.

II.4.5.3 Lighting

Safety/Security Lighting

- a. Lighting shall be indirect (except for parking areas) and subtle. Overhead pole mounted down lighting is encouraged. Light standards shall not exceed 35 feet in height.
- b. Unless otherwise specifically approved in the Design Review process, exterior pole lighting shall be High Pressure Sodium (HPS).
- c. Lighting levels should emphasize walking areas so as to clearly identify the pedestrian walkway and direction of travel.
- d. Parking areas, access drives, and internal vehicular circulation areas should have sufficient illumination for safety and security. Lighting fixtures shall be a zero cutoff at the project edges. The parking lot illumination level shall achieve a uniformity ratio of 3 to 1 (average to minimum) with a minimum of 0.3 foot candle.
- e. Outdoor pedestrian use areas (courtyards, entry ways, walkways, *etc.*) should have sufficient illumination for safety and security. Primary pedestrian use area lighting should achieve a uniformity ratio of 3.5 to 1 with an average illumination of 0.60 foot candle and a minimum of 0.18 foot candles.

- f. Service area lighting should be contained within the service yard boundaries and enclosure walls. No light spillover is allowed.

Architectural/Landscape Lighting

- a. Indirect lighting (except for parking areas), such as soffit lighting, wall lighting or lighting with full cutoff shield type fixtures, is encouraged where it effectively achieves the desired lighting intent.
- b. Architectural overhead down lighting, or interior illumination which spills outside is encouraged. In addition, up-lighting will be utilized in specific locations per where provided for in an adopted Design Review plan. Said lighting should articulate the building design.
- c. Exterior illumination to enhance building identity should respect and reinforce the architectural treatment of the building. Patterns of light and fixture concealment should be considered to avoid glare and intrusion onto adjacent properties.
- d. Landscaping lighting should be subtle and should accentuate rather than overpower landscape features.
- e. Special lighting may be introduced at gateways and other key locations.

II.4.5.4 Signs

A comprehensive sign program is to be developed for Parcel E-10 of the EastLake Village Center North SPA, in accordance with the EastLake II, Planned Community District Regulations, Section VII 2, Sign Regulations. Signs are necessary to provide adequate identification of buildings and businesses and convey information to motorists and pedestrians that will simplify and clarify their movement throughout the project. Sign design including monument signs, must be approved by DRC in conjunction with over all project design for height, design, dimension and location.

The Sign Program could include the following sign types:

Ground Signs

- Center Identification Entry Monument
- Ground Monuments
- Multi-tenant Monuments
- Vehicular Directional

Wall Signs

- Major Tenant
- Minor Tenant

Approval & Submittal

- Planned Sign Programs are subject to approval of the Zoning Administrator or Design Review Committee.
- All individual signs are subject to the approval of City staff prior to installation.
- All proposed exterior signs for each facility shall be submitted to the ECDRC as part of the Preliminary Plan submittal and shall be consistent with this sign program. Sufficient renderings indicating size, location, design, color, lighting and materials shall be submitted to the ECDRC for their review.

General Standards

- Signs should be subtle, tasteful, imaginative, and an integral part of the building design concept.
- Signs should be for identification or instruction only; no advertising is allowed.
- Signs should require a minimum of maintenance.

Maintenance

All signs should be maintained in a neat and orderly fashion. Periodic inspections shall be made by the Owners' Association. Prompt correction of any deficiencies should be made by the entity responsible for the maintenance of said sign(s).

Prohibited Sign Types & Components

The following sign types/designs are prohibited:

- Signs constituting a traffic hazard
- Wall signs which project above the building edge
- Moving or rotating
- Moving or flashing lights
- Vehicle signs
- Exterior displays other than temporary seasonal displays
- Banners, pennants and inflatable advertising devices
- Billboard signs
- Permanent sale signs

- Cloth, paper or cardboard signs on exterior surfaces of the building or hung outdoors
- Signs employing noise-making devices and components
- Post and panel-type signs (except temporary signs).
- No sign, notice or other lettering shall be exhibited or affixed on any part of any building except as specifically approved in writing by the EastLake Company and property owner

II.4.6 Landscape Architecture

II.4.6.1 Purpose

The purpose of the General Landscape Concept (see Exhibit 18) is to establish the overall landscape theme for the Village Center North project (VC-1, VC-2 & E-10). Various entities will be responsible for the planning and implementation of landscape improvements; therefore, this plan will provide the guidance necessary to achieve a visually compatible landscape.

The theme will provide a general design framework which allows latitude and flexibility to each individual project while maintaining the overall goals and objectives of the community. The landscape character of EastLake Village Center North will be created by the use of a selective plant palette. These plant materials have been coordinated with other EastLake districts in accordance with the General Landscape Concept. Landscape will reinforce the design patterns established by the land use plan.

II.4.6.2 Landscape Concept

The landscaping of the EastLake Village Center North will create an attractive and interesting setting for high quality retail and office commercial, and employment uses. Landscaped parkways, attractive entries, and coordinated site and slope plantings will create a distinctive coordinated environment of visually pleasing landscaping.

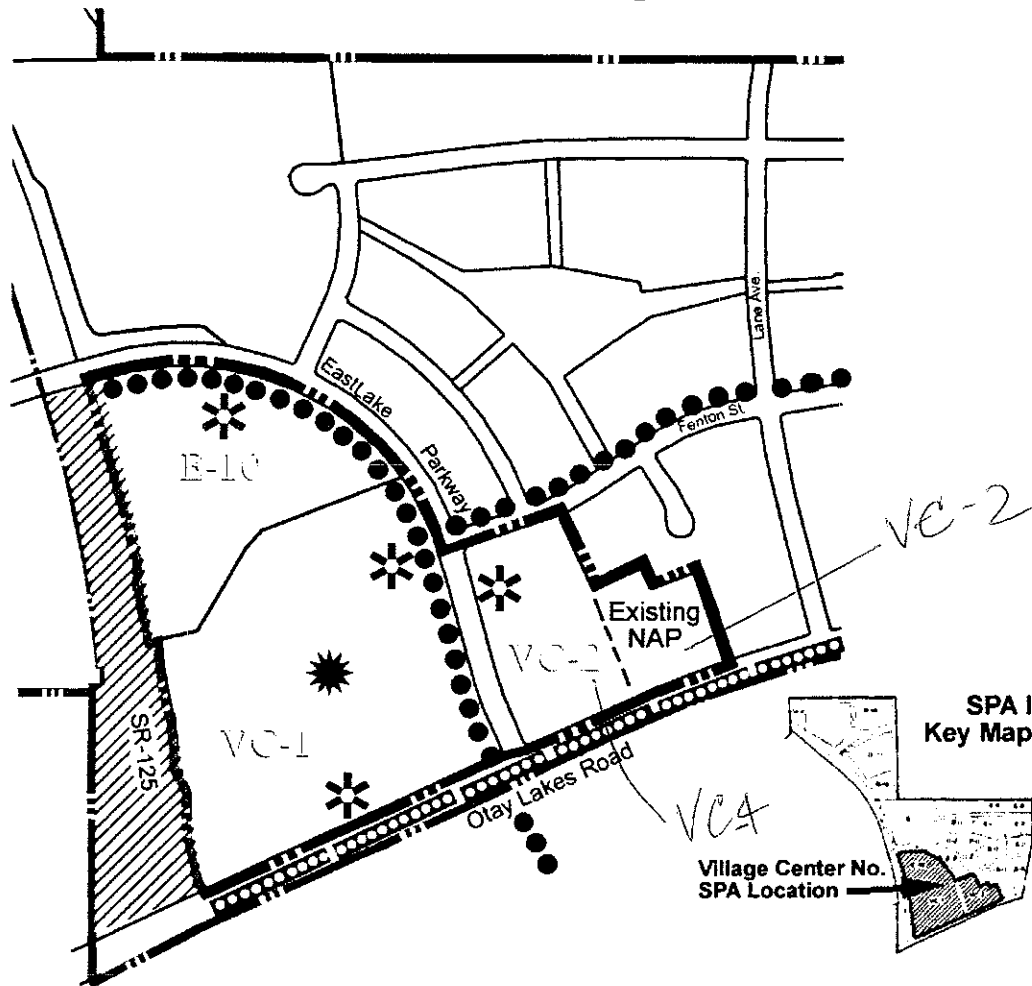
The basic landscape character will be created by the use of pre-selected, dominant accent and parcel trees. These trees have been coordinated with the overall landscaping of the EastLake Community so that the EastLake Village Center and Business Center maintain their own distinctive identities.

The landscape at EastLake Village North is intimately tied to the building architecture in that both reflect the historic rural character of the area while maintaining the functionality needed in a contemporary retail setting. In many instances, the landscape will make use of local plant species. In addition to these plants, many ornamental species have also been selected for their contribution to the overall effect. This landscape as a whole will embrace seasonal change at all levels – trees, shrubs and groundcovers.

Around the perimeter of the project informal groupings of California Sycamores are used among plantings of naturalistic grasses and shrubs, which contrast nicely with the manicured meandering lawn edge along Otay Lakes Road. This planting scheme provides a deliberate visual tie to the Village Center South project. Lombardy Poplars set among similar mass plantings are used along EastLake Parkway to continue the established landscape theme of the Thematic Corridor. On the interior of the project California Sycamores are used to define major drive aisles and pedestrian corridors through the site. Large specimen Engelmann Oaks are used at the main project entry at Otay Lakes Road and at the central landscape node in conjunction with stone outcroppings to suggest a preserved remnant of an existing landscape. California Pepper trees are used on the

perimeter slopes for erosion control and to screen the rear of the project from adjacent properties. These choices form a landscape which has a soft naturalistic appearance while maintaining the functionality and durability necessary in a retail shopping center.

Landscape Concept



- Scenic Highway District
- Community Thematic Trail
- ✱ District Entry
- ✱ Enhanced Central Feature

- ■ ■ ■ — SPA I Boundary
- ■ ■ ■ — Supplemental Village Center North SPA Boundary
- ▨ SR-125 Landscaping (Naturalized) Separate Landscape Master Plan for this area Not a part of this SPA

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Exhibit 20

DESIGN GUIDELINES

(7/23/02)

II.4.6-3

The trees designated for the Village Center (Parcels VC-1 & VC-2) are:

Community Trail - (Thematic corridor)	<i>Populus nigra</i> (Poplar)
Naturalized - (Slopes, SR-125 edge)	<i>Schinus molle</i> (California Pepper)
Neighborhood Accent - (Major Entries)	<i>Quercus suber</i> (Cork Oak) or <i>Quercus engelmannii</i> (Engleman Oak)
Dominant - (Parking Lots, 50% minimum)	<i>Platanus racemosa</i> (California Sycamore)

The corresponding trees designated for the Business Center (Parcel E-10) are:

Dominant Trees -	<i>Platanus racemosa</i> (California Sycamore)
Large Accent tree -	<i>Quercus suber</i> (Cork Oak) or <i>Quercus engelmannii</i> (Engleman Oak)
Small Accent Trees-	<i>Arbutus unedo</i> (Strawberry Tree) <i>Cassia leptophylla</i> (Gold Medal Tree)
Parcel tree -	select from the approved list

Trees shall be utilized in the following ratios:

On external streets (Otay Lakes Road):

80% Dominant trees
20% Accent trees

On internal streets:

50% Dominant trees
25% Accent trees
25% Parcel trees

On Thematic Corridor:

Populus species

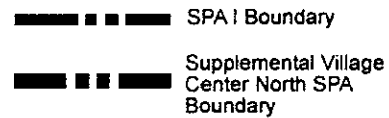
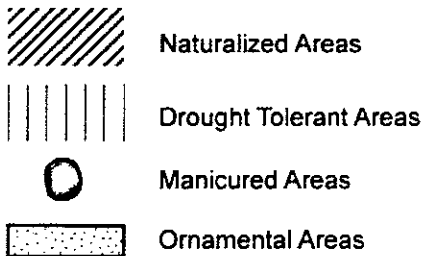
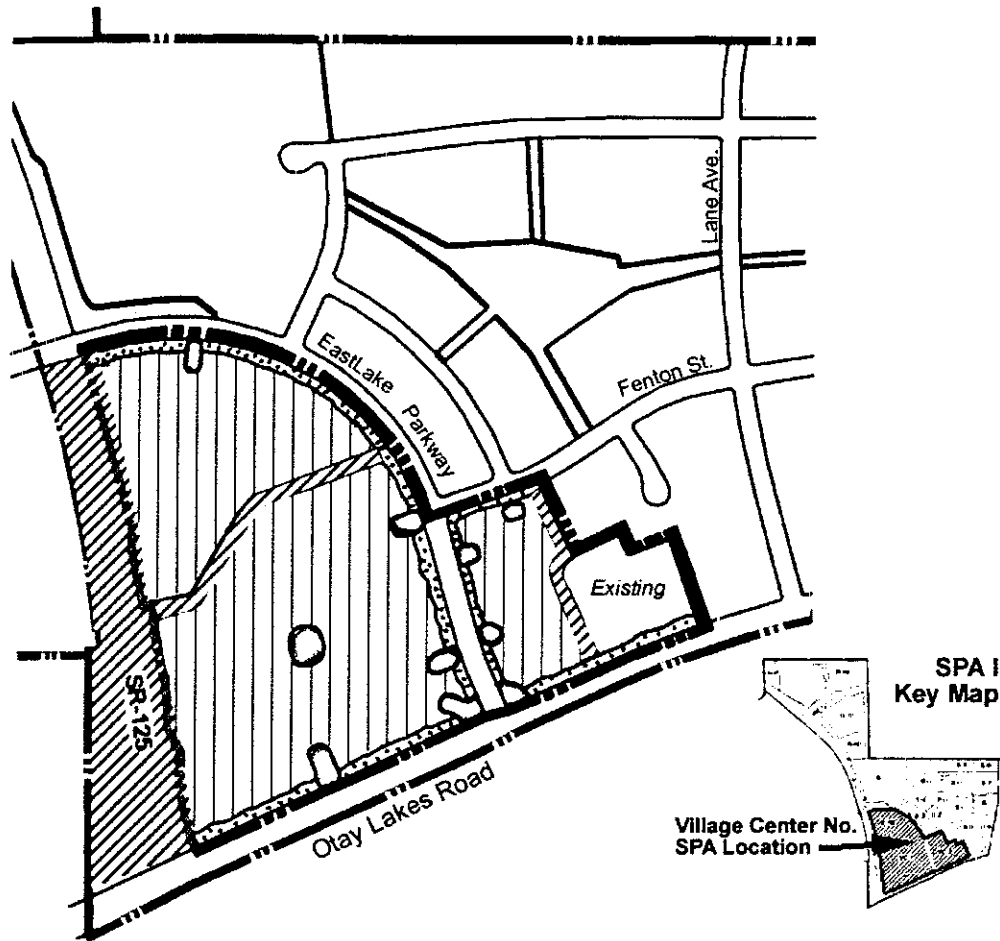
To create a balanced landscape environment sensitive to maintenance and conservation concerns, specific landscape intensity classifications have been established (see Landscape Intensity Plan, Exhibit 19). These indicate the type of planting at a specific location or area. The classifications are made based on maintenance and watering requirements. All landscape materials shall be tolerant of reclaimed water used for irrigation.

1. Native Areas - These are existing vegetated areas undisturbed by construction operations. Natural rainfall only is required for irrigation. Periodic cleanup and grubbing of seasonal growth may be required.
2. Naturalized Areas - These are newly planted areas where irrigation systems are used to establish the landscape only. Once plants become established, they shall be capable of surviving with no artificial irrigation.
3. Drought-Tolerant Areas - These are newly planted areas provided with permanent irrigation systems. Water demand will be low, requiring substantially less irrigation than ornamental areas.
4. Ornamental Areas - These are areas and corridors with a high degree of visual impact. Plant materials will require regular maintenance and watering.
5. Manicured Areas - These are ornamental areas that require “special” attention due to their significance (*e.g.*, entries). These areas shall be kept to a minimum.

II.4.6.3 Plant Materials Matrix

The plant materials matrix, Exhibit 20, includes a partial list of trees, shrubs, and ground covers suitable for use in the various landscape intensity classifications. Other plant materials may be utilized with approval of the ECDRC and the City.

Landscape Intensity



Notes:

1. Landscaping for SR-125 is not a part of this SPA and is subject to an independent Landscape Master Plan
2. Location of Manicured Areas is conceptual. These areas shall be determined at the Design Review stage

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Exhibit 21

Exhibit 22
**EASTLAKE VILLAGE CENTER NORTH SPA PLANT MATERIALS MATRIX by
 LANDSCAPE INTENSITY ZONE (Partial List)**

TREES Plant Name - Botanical (Common)	Manicured	Ornamental	Drought Tolerant	Naturalized	Fire Retardant
Arbutus unedo (Strawberry Tree)		X	X	X	X
Cassia leptophylla (Gold Medallion Tree)	X	X			
Pistacia chinensis (Chinese Pistache)		X	X		
Populus species (Poplar) "Thematic Corridor"		X			
Platanus racemosa (California Sycamore)	X	X			
Quercus engelmannii (Engleman Oak)	X	X	X		
Quercus suber (Cork Oak)	X	X	X		
Robinia ambigua "Purple Robe" (Locust)			X		
Rhus lancea (African Sumac)		X	X		
Sapium sebiferum (Chinese Tallon Tree)					
Schinus molle (California Pepper)		X	X	X	

Exhibit 22 (cont'd.)
**EASTLAKE VILLAGE CENTER NORTH SPA PLANT MATERIALS MATRIX by
 LANDSCAPE INTENSITY ZONE (Partial List)**

SHRUBS Plant Name - Botanical (Common)	Manicured	Ornamental	Drought Tolerant	Naturalized	Fire Retardant
Carex sp. (Sedges)	X	X			
Cistus salviifolius (Sugarleaf Rockrose)			X	X	X
Coprosma lacteus (Coprosma)		X	X		
Cotoneaster species (Cotoneaster)		X	X		
Dieles "Orange Drops" (Orange Drops Fortnight Lily)			X		
Elaeagnus pungens (Silverberry)			X		
Gaura lindheimeri (Gaura)	X	X			
Heteromeles arbutifolia (Toyon)			X	X	X
Ligustrum j. "Texanum" (Texas Privet)			X		
Lobelia laxiflora (Lobelia)	X	X			
Miscanthus sinensis "Morning Light, Yaku Jima, or Gracillimus" (Maiden Grass)	X	X			
Pennisetum setaceum "Rubrum" (Purple Fountain Grass)	X	X	X		
Pennisetum orientale (Fountain Grass)	X	X		X	
Pennisetum "Eaton Canyon" (Eaton Canyon dwarf Fountain Grass)	X	X	X		
Raphiolepis indica "Clara" (White India Hawthorn)	X	X			
Rhamnus alaternus (Italian Buckthorn)			X		X
Rhus integrifolia (Lemonade Berry)			X	X	
Rosmarinus sp. (Rosemary)		X	X		
Westringia fruticosa (Westringia)				X	

Exhibit 22 (cont'd.)
**EASTLAKE VILLAGE CENTER NORTH SPA PLANT MATERIALS MATRIX by
 LANDSCAPE INTENSITY ZONE (Partial List)**

GROUND COVER Plant Name - Botanical (Common)	Manicured	Ornamental	Drought Tolerant	Naturalized	Fire Retardant
Acacia redolens "Desert Carpet" (Prostrate Acacia) slopes only				X	
Erigeron karvinskianus (Santa Barbara Daisy)	X	X	X		
Geranium incanum (Cranesbill)	X	X	X		
Lantana monteridensis "Gold Rush" (Lantana)		X	X		
Rosmarinus officinalis "Prostratus or Irene" (Prostrate Rosemary)	X	X		X	

**EASTLAKE VILLAGE CENTER NORTH SPA PLANT MATERIALS MATRIX by
 LANDSCAPE INTENSITY ZONE (Partial List)**

VINES Plant Name - Botanical (Common)	Manicured	Ornamental	Drought Tolerant	Naturalized	Fire Retardant
Ficus repens (Climbing Fig)		X	X		
Parthenocissus tricuspidata (Boston Ivy)	X	X			
Trachelospermum jasminoides (Star Jasmine)	X	X			
Wisteria sinensis (Chinese Wisteria)	X	X	X		

II.4.6.4 Street Landscaping

The major external street related to EastLake Village Center North is Otay Lakes Road. It is designated “Scenic Highway” by the City. Much of the landscape for this street was installed with previous development in the EastLake Community. Due to the significance of this street, specific landscape standards have been prepared:

1. Medians - Median planting consists of pre-selected trees and shrub beds.
2. Parkways - Adjacent parkways shall be planted generously with ornamental and drought tolerant plantings. A combination of landscaped berms and/or plant materials shall be utilized to visually block parking areas and any other objectionable views.
3. Slope areas - Slope areas will increase the visibility of the landscaping from this street because of the elevation of portions of the Supplemental SPA above the street, two important goals are achieved:
 - The view of parking lots will be greatly reduced.
 - The prominence of attractive buildings can be highlighted.

II.4.6.5 Site Landscaping

The landscape concept of each specific site should be simple, with an emphasis on massing of plant materials rather than sporadic, intermittent planting. Rolling berms and drought tolerant trees, shrubs, and ground covers should be used to create a heavily landscaped setting and to visually soften parking lots and other objectionable views. Preselected dominant and accent trees should be utilized on the street frontages. A limited number of different plant materials should be used. Each tree selected, for example, should fulfill a specific role in the landscape (*i.e.*, entry tree, parking lot tree, *etc.*). Turf/lawn shall be kept to a minimum.

1. All landscaping shall be in conformance with the principles of the General Landscape Plan. Landscape plans must be approved by the ECDRC.
2. Plant materials with invasive and shallow root systems and/or which create litter which would stain paving or automobiles, or create a safety hazard should be avoided.
3. A general soil amendment program should be a part of the landscaping operation. This should include soil tests by an approved agricultural soil laboratory to determine corrective procedures.

4. Parking lots, service or storage areas, trash enclosures, etc., should be visually screened. A 42- inch high landscape berm, wall, plant materials, or any combination thereof, shall be used to screen parking lots from streets.
5. Off-site landscaping. Irrigation and landscaping at the street frontage should include the area between the property line and the street sidewalk. These improvements and their ongoing maintenance is the responsibility of the property owner, unless it is part of a "common landscape area." The "common landscape area" shall be the responsibility of the appropriate EastLake Owners' Association.
6. Site developer must plan to incorporate existing landscaped areas into their overall landscape design and irrigation system.
7. The use of landscape related walls, planters, sculpture, enriched paving, *etc.* is encouraged. The inclusion of such features may alleviate deficiencies in other components of the overall landscape plan, subject to the determination of the ECDRC and the City Landscape Architect.

II.4.6.6 Slope/Erosion Control

The general intent of the slope erosion control program is to protect newly created slopes or denuded areas from erosion or unsightliness. Dust abatement is also a concern. All slope erosion control planting shall conform to the requirements of the City of Chula Vista Landscape Manual and the City Landscape Architect.

Generally, five types of erosion control planting may exist subject to the direction and approval of the City Landscape Architect:

Type 1 - These are permanent slope areas where permanent automatic irrigation systems, trees, shrubs and ground covers are required.

Type 2 - These are permanent individual homeowner lot slopes where permanent manual irrigation systems, trees, shrubs and/or ground covers are required.

Type 3 - These are permanent slope areas to be naturalized. One-gallon trees and shrubs with hydroseeded ground cover will be required. Irrigation requirements will be at the direction of the City Landscape Architect. Options are as follows:

- No irrigation
- Permanent automatic irrigation systems
- Temporary automatic or manual systems

Type 4 - These are fire retardant slopes where fire retardant plant materials are used between structures and native or naturalized slopes.

Type 5 - These are temporary slopes or flat areas where hydroseed shall be installed during the rainy season. No irrigation is required. Plant materials should vary in height and be planted informally to soften the slope and avoid a hard edge.

II.4.6.7 Landscape & Irrigation Standards

Standards have been established for the planning of irrigation systems and landscaping. Some of these are municipal standards, while others are specific to the EastLake Community. The City of Chula Vista has specific standards in its Landscape Manual which must be met by all projects. Additionally, the Planning Department may have specific standards related to each individual project. The EastLake Company has specific standards in those common areas where the EastLake Community Association will assume eventual maintenance responsibility.

Landscape Standards

Streetscape and common area landscape shall be planted to the following minimum standards:

- Ground covers shall be used to eventually cover the entire planting area (flattened material at the appropriate spacing or hydroseed with City and Master Developer approval).
- Spreading shrubs shall be used to eventually cover a minimum of fifty percent (50%) of the area at mature growth. Shrub and ground covers shall be selected subject to approval.
- Tree plantings shall consist of the designated dominant, accent and other approved trees (subject to City and Master Developer approval).
- All trees will be staked in accordance with the City Standard detail. Type, size and installation of trees in the City right-of-way are subject to City approval.
- Agricultural suitability tests shall be completed for each landscape project. Soil amendment and leaching recommendations by an independent laboratory shall be implemented.

Irrigation Standards

- All irrigation systems shall conform to the City of Chula Vista Landscape Manual and EastLake Irrigation Design Manual.

- Irrigation systems shall be designed to allow separate areas of maintenance responsibility. For example, separate systems and meters for:
 - EastLake Community Association
 - Private homeowners' or business owners' association
 - Private entity
 - Governmental agency
 - Open space maintenance assessment district
 - Private individual
 - Other
- Open space maintenance district irrigation shall be coordinated with the City of Chula Vista Open Space Coordinator (Parks and Recreation Department). The system shall conform to standard equipment and installation techniques.
- Equipment shall be located and installed to minimize negative visual impact. Low precipitation sprinkler heads, or subsurface irrigation (such as Netaforn), should be utilized for optimum coverage and maximum water conservation.
- All irrigation systems shall be fully automatic with the exception of individual homeowner properties.

II.4.6.8 Landscape Maintenance

All landscape maintenance shall conform to the City Landscape Manual, community requirements and project CC&R's.

Maintenance is divided into the following categories of responsibility:

- Individual property ownership
- Neighborhood association
- Community association
- Governmental agency
- Maintenance assessment district

In general, the overall appearance of the landscape shall be neat, healthy and free of weeds and debris. All new construction of multi-family, commercial, industrial, planned unit development and unclassified uses shall be landscaped in accordance with a City approved landscape plan, subject to City inspection of adequate maintenance levels.

**THE EASTLAKE VILLAGE CENTER NORTH
SUPPLEMENTAL
PUBLIC FACILITIES FINANCE PLAN**

Adopted
Approved by:
Chula Vista City Council
July 23, 2002
Resolution No. 2002-64

Amended


Prepared by:
burkett & wong 
June 27, 2002

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EXECUTIVE SUMMARY

This supplemental Public Facilities Finance Plan (PFFP) addresses the public facility needs associated with the EastLake Village Center North Supplemental SPA Plan to include the proposed changes to the EastLake Village Center North project within EastLake I. The supplement has been prepared under the requirements of the City of Chula Vista's Growth Management Program and Implementation Ordinance Number 2448. Further, this supplement is a hybrid meant to bridge the gap between the current version of the EastLake I PFFP and the city's current guidelines.

The preparation of a supplemental PFFP is required in conjunction with the preparation of the EastLake II General Development Plan (GDP) Amendment and EastLake I Village Center Supplemental SPA Plan. This supplemental PFFP ensures that the future development of the EastLake Village Center North project is consistent with the overall goals and policies of the City's General Plan, Growth Management Program, the Amended EastLake II GDP and the EastLake I Village Center Supplemental SPA Plan. Further, the PFFP ensures that the development of the project will not adversely impact the City's Quality of Life Standards.

The EastLake Village Center North planning area encompasses approximately 68.1 gross acres within the City of Chula Vista. The site is located immediately north of the developed Village Center South within the EastLake Greens SPA, on both sides of EastLake Parkway, north of Otay Lakes Road, and approximately 8 miles east of the Chula Vista Civic Center. Exhibits 1 and 2 illustrates the location of EastLake Village Center North and its proximity to the existing development within the EastLake community. The EastLake Village Center North is bordered by the EastLake Business Center I to the north and the east, and the future SR 125 Freeway to the west.

The project will consist of one primary development phase. Actual construction on individual building sites may occur over a several year period, which is similar to The EastLake Company's experience with the existing Village Center/Business Center.

A. Public Facility Cost and Fee Summary

The following discussion identifies and summarizes the various facility costs associated with development of the EastLake Village Center North project. The facilities and their cost are identified in detail in this supplemental PFFP. Each subsection indicates a recommended financing alternative for threshold facilities based upon current City practices and policies. However, where another financing mechanism may be shown at a later date to be more effective, the City may implement such other mechanisms in accordance with City policies. In addition, Table A summarizes the public facility phasing and associated costs within a table format.

Transportation Development Impact Fees (TDIF) generated by the EastLake Village Center North project total approximately \$9,946,720. Fees generated for Pre-SR 125 facilities are approximately \$1,309,540 while the traffic signal fees are approximately \$836,188. These fees do not include any credits the developer may have or may receive through a Development Agreement.

Backbone sewer and water improvements will be funded, in part, through the payment of DIF fees and capacity fees established for these purposes. The Developer will fund on-site facilities

The total costs for the EastLake Village Center North project Capital Improvement Plan (CIP) Potable Water and the Otay Water District (OWD) will determine Recycled Water facilities. According to the OWD policy No. 26, OWD will provide reimbursement for construction and design costs associated with development of these improvements or pursuant to any agreement or provision in effect at the time.

The total cost for Wastewater for the EastLake Village Center North project is approximately \$138,127. The entire project site is within the Telegraph Canyon Gravity Sewer Basin DIF.

The EastLake Village Center North project will not trigger development impact fees for schools, parks and libraries.

Police, fire and emergency medical services, civic center, corporation yard, and other public facilities will be funded from revenues generated from the payment of Public Facilities Development Impact Fees at building permit issuance. These fee revenues total approximately \$1,331,701.

B. Public Facility Thresholds

City Council Resolution Number 13346 identified eleven different public facilities and services with related threshold standards and implementation measures. The following is a summary of the threshold compliance by the EastLake Village Center North project:

1. Traffic: Based upon the Traffic Impact Analysis prepared for the EastLake Village Center North project (Linscott, Law & Greenspan, dated May 8, 2002), threshold compliance is projected to be maintained with implementation of the improvements identified in Table B.12 of this PFFP and the payment of TDIF fees. The EastLake Village Center North project shall be conditioned to pay TDIF Fees, Interim Pre-SR 125 DIF Fees and Traffic Signal Fees at the rate in effect at the time building permits are issued.
2. Police: Threshold compliance will be met with the payment of public facility fees in effect at the time building permits are issued. The City will continue to monitor police responses to calls for service in both the Emergency (priority one) and Urgent (priority two) categories and report the results to the GMOC on an annual basis.
3. Fire and Emergency Medical Response: Threshold compliance will be met with the payment of public facility fees in effect at the time building permits are issued. The City will continue to monitor Fire Department responses to emergency fire and medical calls and report the results to the Growth Management Oversight Commission (GMOC) on an annual basis.

4. Water: Threshold compliance will be met by the following:
 - a) The Developer shall request and deliver to the City a service availability letter from the OWD prior to recordation of the Parcel Map.
 - b) The Developer shall provide potable water improvements according to OWD's Water Resource Master Plan and approved Sub-Area Master Plan (SAMP).
 - c) The Developer shall provide recycled water improvements according to the SAMP. The OWD and the City of Chula Vista will coordinate recycled water requirements for the project. The phased construction of recycled water facilities, based on the SAMP, will be incorporated into the conditions of approval of the Parcel Map.
5. Sewer: Threshold compliance will be met through the payment of sewer fees by the developer, the construction of the city required facilities as identified in this PFFP and Parcel Map conditions of approval.
6. Drainage: Threshold compliance will be met by the construction of city required drainage facilities by the developer. Drainage facilities include but are not limited to graded swales, concrete swales, drainage inlets, pipes headwalls, sedimentation basins, storm-water treatment devices, etc. In addition, the developer shall comply with all Federal, State and City of Chula Vista water quality regulations and requirements.
7. Air Quality: The City continues to provide a development forecast to the APCD in conformance with the threshold standard. Prior to approval of building permits for each phase of the project, the applicant shall demonstrate that air quality control measures outlined in the EastLake I Supplemental Air Quality Improvement Plan pertaining to the design, construction and operational phases of the project have been implemented.
8. Fiscal: The EastLake Village Center North project provides a positive fiscal impact of \$106,400.
9. Civic Center and Corporate Yard and other facilities: Threshold compliance will be met by the through the collection of the public facilities fees at the rate in effect at the time building permits are issued.

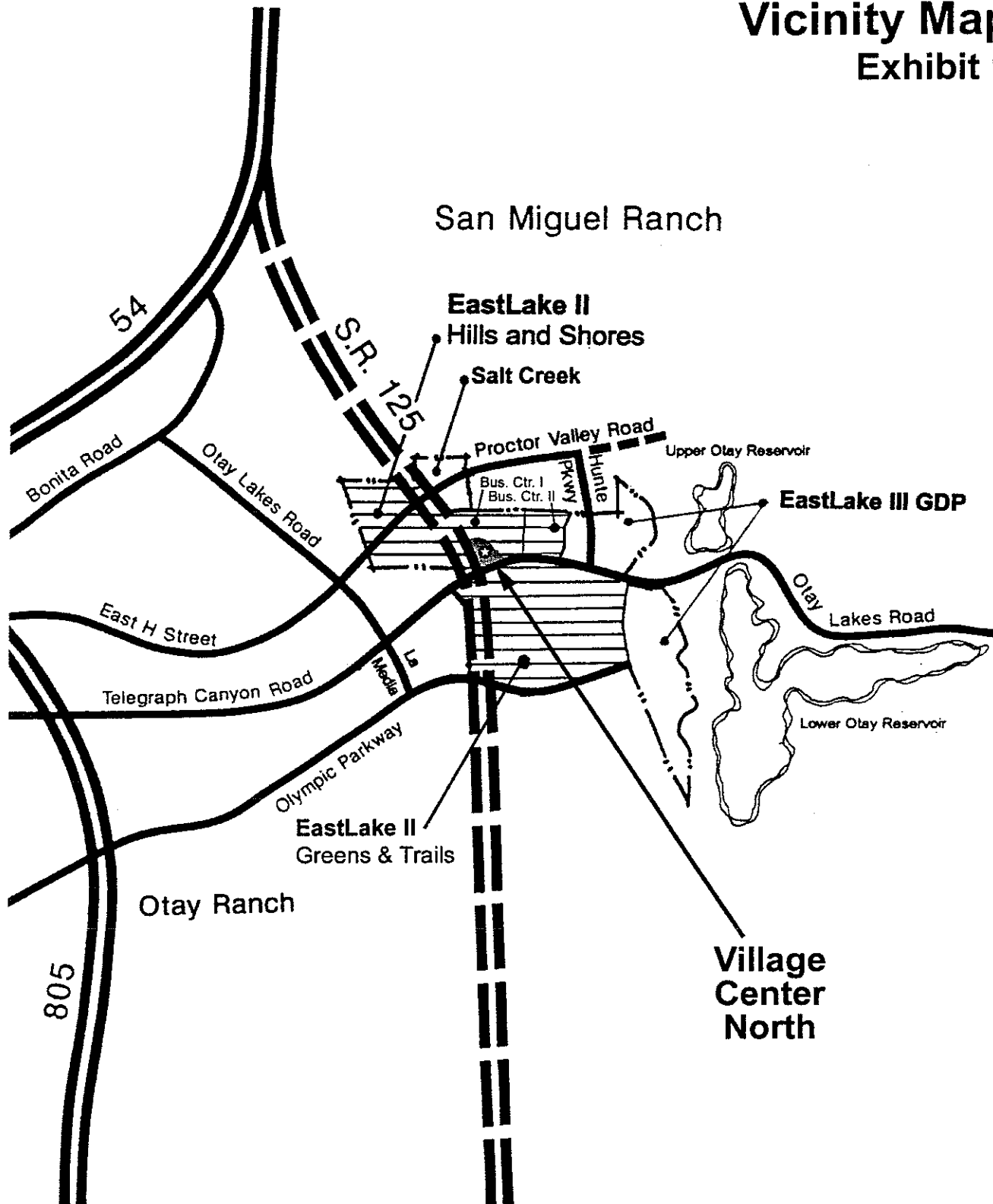
**GENERAL CONDITIONS
FOR
EASTLAKE VILLAGE CENTER NORTH PFFP**

- A. All development within the boundaries of the PFFP for the EastLake Village Center North shall conform to the provisions of Section 19.09 of the Chula Vista Municipal Code (Growth Management Ordinance) and to the provisions and conditions of this PFFP
- B. All development within the boundaries of the PFFP for EastLake Village Center North shall be required to pay development impact fees for public facilities, transportation and other applicable fees pursuant to the most recently adopted program by the City Council, and as amended from time to time. Development within the boundaries of the EastLake Village Center North shall also be responsible for fair share proportionate fees that are necessary to meet the adopted facility performance standards as they related to the SPA Plan.
- C. The PFFP shall be implemented in accordance with Chula Vista Municipal Code 19.09.090. Future amendments shall be in accordance with CVMC 19.09.100 and shall incorporate newly acquired data, to add conditions and update standards as determined necessary by the City through the required monitoring program. Amendment to this Plan may be initiated by action of the Planning Commission, City Council or property owners at any time. Any such amendments must be approved by the City Council
- D. Approval of this PFFP does not constitute prior environmental review for projects within the boundaries of this Plan. All future projects within the boundaries of this PFFP shall undergo environmental review as determined appropriate by the City of Chula Vista.
- E. Approval of this PFFP does not constitute prior discretionary review or approval for projects within the boundaries of the Plan. All future projects within the boundaries of the EastLake Village Center North PFFP shall undergo review in accordance with the Chula Vista Municipal Code. This PFFP analyzes the maximum allowable development potential for planning purposes only. The approval of this plan does not guarantee specific development densities.
- F. The facilities and phasing requirements identified in this PFFP are based on the SPA Plan which assumes that 68.1 acres with 1,597 Equivalent Dwelling Units will be constructed. If there are changes, the total number of Equivalent Dwelling Units calculated may change and facility requirements shall be adjusted proportionately.
- G. The plan analysis is based upon one single phase of development as presented in this document. Any changes to phasing shall require an amendment to the PFFP.

Table A
EastLake Village Center North/East Summary of Facilities

Facility	Facility Description	Fee Estimate	DIF Program	Timing	Funding Source	Financing Method
Transportation	Transportation Facilities	\$9,946,720	Transportation Facilities	Concurrent w/ Building Permit	DIF const/exaction	Fee Program
	Interim Pre-SR 125	\$1,309,540	Interim Pre-SR 125	"	DIF exaction	Fee Program
	Traffic Signal	\$836,188	Traffic Signal Fee	"	DIF exaction	Fee Program
Subtotal		\$12,092,448				
Potable Water	980 Zone	To be Determined by OWD	City DIF fees do not apply to the OWD	Concurrent w/ Final Map	OWD CIP Fees	Capacity Fees and Exactions
Recycle Water	950 Zone	"	"	"	OWD CIP Fees	"
Sewer Drainage	Lots 1-12 Telegraph Cyn. Gravity Sewer	\$138,127 ¹	Telegraph Cyn. Gravity Sewer Basin DIF	Concurrent w/ Building Permit	CIP/Development	Fee Program
	Connect to exist. SD	Unknown	No Drainage DIF	Per Ordinance	Developer funded	Subdivision exaction
Schools	No specific facility	N/A	DIF not required for schools.	Concurrent w/ Final Map	Mello-Roos CFD	CFD
Parks	Park dedication & construction	N/A	Park Acquisition & Development (PAD) Fees	Pay @ Bldg Permit	\$2990/EDU PAD Fees	Fee Program
Fire & EMS	Pay PFDIF Fee	\$143,320	Public Facilities DIF	Pay @ Bldg Permit	\$2,245/Acre	Fee Program
Police	Pay PFDIF Fee	\$521,892	Public Facilities DIF	Pay @ Bldg Permit	\$8,175/Acre	Fee Program
Civic	Pay PFDIF Fee	\$383,678	Public Facilities DIF	Pay @ Bldg Permit	\$6,010/Acre	Fee Program
Corporate Yard	Pay PFDIF Fee	\$225,674	Public Facilities DIF	Pay @ Bldg Permit	\$3,535/Acre	Fee Program
Other	Pay PFDIF Fee	\$57,132	Public Facilities DIF	Pay @ Bldg Permit	\$895/Acre	Fee Program
SubTotal		\$1,331,701				
Total		\$13,562,276				

Vicinity Map Exhibit 1



A PLANNED COMMUNITY BY EASTLAKE DEVELOPMENT CO.



10/1/01

Topographic Map

Exhibit 2



II.5.1. INTRODUCTION:

This document supplements the February 19, 1985; EastLake I Public Facilities Finance Plan (PFFP) by addressing public facility needs associated with the Supplemental SPA Plan for the EastLake Village Center North project. This supplemental PFFP identifies each improvement needed to service the EastLake Village Center North properties, the phasing and the appropriate funding sources. This document also supersedes a previously approved Supplemental PFFP prepared for a project known as "The Kaiser Permanente Medical Center." The project was not built and the property is now proposed to be developed by The EastLake Company

The implementing actions covered by the PFFP are:

- Use of Public Financing Mechanisms where applicable.
- Construction of major streets, sewer, water and drainage facilities.
- Internal subdivision improvements pursuant to the Subdivision Map Act.
- Provision of other public facilities
- Maintenance of certain facilities such as open space areas and street medians

II.5.1.1 BACKGROUND:

A Master Environmental Impact Report was completed for the 3,073-acre EastLake community in February, 1982, which considered the impacts associated with the annexation of the project site from the County of San Diego to the City of Chula Vista, as well as the potential impacts associated with the implementation of a General Plan amendment, rezoning, and General Development Plan for the future EastLake development. The discretionary actions associated with the EastLake proposal, including the zoning of the project area to Planned Community (PC) and adoption of the EastLake Policy Plan, were approved by the City of Chula Vista in August, 1982.

In 1984, a Sectional Planning Area (SPA) Plan was developed for 1,268 acres of the 3,073-acre EastLake community. This SPA Plan, referred to as EastLake I, was prepared as a refinement and implementation framework for the Planned Community zoning applied to the site in 1982. The planning area included 282 acres of residential development located to the west of the right-of-way for the future State Route 125, 157.3 acres of business center development located generally to the north and east of EastLake Parkway, 71.8 acres of the EastLake Village Center North development, and an additional 320.7 acres of future residential development that has since been incorporated into a separate SPA Plan, the EastLake Greens SPA. The EastLake I SPA Plan was approved in February 1985.

EastLake I SPA Plan included the adoption of a PFFP. The EastLake I SPA PFFP was adopted February 19, 1985, and provided a framework for the financing of necessary public facilities to serve the residences and businesses within EastLake I.

In June 1992, an amendment to the EastLake I SPA Plan was approved. This amendment was to facilitate the construction and operation of a proposed Kaiser Permanente Medical

Center on that portion of the EastLake Village Center North site designated Medical Center (MC)-1 by the original EastLake I SPA Plan. The 1992 Amendment included a PFFP that provided a two-fold function. First the PFFP addressed the construction and operation of the proposed Kaiser Permanente Medical Center on a portion of the Village Center. The second purpose was to provide an update of the original PFFP. However, the Kaiser Permanente Medical Center was not built and the site currently remains vacant.

On November 24, 1999, the city council approved the EastLake I SPA Amendment and the Business Center II Supplemental PFFP by Resolution No. 19275. This SPA Amendment and Supplemental PFFP focused on the incorporation of 108 acres of Research and Limited Manufacturing into the EastLake I SPA project. The Business Center II project is located east of the EastLake Village Center North project.

The 1999 EastLake I SPA Amendment included a Supplemental PFFP as a separate document. This document supplements to the original EastLake I PFFP and identifies the needed additional public facilities. Further, the Supplemental PFFP ensured that the proposed development was phased to be consistent with the overall goals and policies of the City's General Plan, Growth Management Program, and the EastLake General Development Plan.

This Supplemental SPA Plan for the EastLake Village Center North is a refinement of the original EastLake Village Center North established in the EastLake I approval in 1985 and will complete the anticipated retail and office commercial uses originally planned for the heart of the Planned Community of EastLake. Further, this PFFP supercedes the 1992 PFFP for the Kaiser Permanente Medical Center.

II.5.1.2 PURPOSE:

The purpose of this document is to supplement the original 1985 PFFP EastLake I PFFP and supersedes a previously approved Supplemental PFFP prepared for a project known as "The Kaiser Permanente Medical Center." The project was not built and the property is now proposed to be developed by The EastLake Company. Regarding the required public facilities needs, the supplemental PFFP identifies a preliminary cost estimate for each improvement installation, phasing and appropriate funding sources.

The purpose of all PFFP's in the City of Chula Vista is to implement the City's Growth Management Program and to meet the General Plan goals and objectives, specifically those of the Growth Management Element. The Growth Management Program ensures that development occurs only when the necessary public facilities and services exist or are provided concurrent with the demands of new development. The Growth Management Program requires that a PFFP be prepared for every new development project, which requires either SPA Plan or tentative map approval. Similarly, amendments to a SPA Plan require an amendment or in this case a supplement to the PFFP.

The PFFP is intended to be a dynamic and flexible document. The goal of the Financing Plan is to assure adequate levels of service are achieved for all public facilities impacted by the

*BASED
on
commercial*

project. It is understood that assumed growth projections and related public facility needs are subject to a number of external factors, such as the state of the economy, the City's future land use approval decisions, etc. It is also understood that the funding sources specified herein may change due to financing programs available in the future or requirements of either state or federal law. It is intended that revisions to cost estimates and funding programs be handled as administrative revisions, whereas revisions to the facilities-driven growth phases are to be accomplished through an update process via an amendment to or a supplement to the PFFP

II.5.1.3 ASSUMPTIONS

There are a number of key assumptions implicit to this supplemental PFFP. The assumptions play a major part in determining public facility needs, the timing of those needs and the staging of growth corresponding to the various facilities. Key land use and phasing assumptions can be summarized as follows:

- A. The proposed EastLake Village Center North Supplemental SPA Plan is limited to the 68.1 acres of Retail Commercial, Professional & Administrative and Research & Limited Manufacturing as shown on the EastLake II GDP dated March 3, 2002 (Exhibit 4)
- B. The EastLake II GDP General Development Plan, EastLake II PC District Regulations, and the EastLake Village Center North Plan Supplemental SPA Plan will regulate land use allocation and intensity of development.
- C. The proposed project consists of three separate parcels with a combined area of approximately 68.1 acres: Parcel VC-1 consists of 38.1 acres of Retail Commercial, Parcel VC-2 consists of 13.6 acres of Professional & Administrative, and Parcel E-10 consists of 16.4 acres of Research & Limited Manufacturing uses.
- D. The VC-2 parcel has been mass graded and contains a 4.26-acre site with an existing church facility. The balance of the VC-2 parcel consists of approximately 9.34 acres that requires finish grading for the development of commercial uses.
- E. An unknown amount of fill material has been deposited on the VC-1 parcel from the Olympic Parkway grading operation. This material will be used on site for the proposed project.
- F. One primary phase of development is envisioned to complete all the infrastructure improvements in a single increment. The development of individual building sites will commence as the market dictates. Build-out of all building sites may occur over a several year period, as has been experienced within the existing Village Center to the south and the adjacent Business Center

II.5.1.4. THRESHOLD STANDARDS:

Chapter 19.09 of the Chula Vista Municipal Code provides the requirements for the Chula Vista Growth Management Plan. Subsection 19.09.040 provides the Quality of Life Threshold Standards for each public facility and improvement. There are eleven (11) standards that address a variety of different public services and environmental issues. Several

topics are related to services provided by city departments, such as police, fire, libraries, parks and recreation, traffic, and drainage facilities. Each of the 11 threshold standards is stated in terms of a goal, objectives, and one or more standards. Table A.1 provides a summary of the eleven "Threshold Standards"

<p align="center">Table A.1 Chula Vista's Threshold Standards</p>	
Air Quality	Annual report required from Air Pollution Control District on impact of growth on air quality.
Fiscal	Annual report required evaluating impacts on growth on city operations, capital improvements, and development impact fee revenues and expenditures.
Police	Respond to 84% of the Priority I emergency calls within 7 minutes and maintain average response time of 4.5 minutes. Respond to 62% of Priority II urgency calls within 7 minutes and maintain average response time of 7 minutes.
Fire/EMS	Respond to calls within 7 minutes in 85% of all cases.
Schools	An annual report is required to evaluate the school district's ability to accommodate new growth.
Library	Provide 500 square feet of library space adequately equipped and staffed per 1,000 population.
Parks & Recreation	Maintain 3 acres of neighborhood and community parkland with appropriate facilities per 1,000 residents east of Interstate 805.
Water	Annual report from water service agencies on impact of growth and future water availability.
Sewer	Sewage flows and volumes shall not exceed City Engineering Standards. Annual report from Metropolitan Sewer Authority on impact of growth on sewer capacity.
Drainage	Storm flows and volume shall not exceed City Engineering Standards. Annual report reviewing performance of city's storm drain system.
Traffic	Maintain Level of Service (LOS) "C" or better as measured by observed average travel speed on all signalized arterial streets, except, that during peak hours, an LOS "D" can occur for no more than any 2 hours of the day. Those signalized intersections west of Interstate 805 that do not meet the above standard may continue to operate at their 1991 LOS but shall not worsen.

A The Threshold Standards fall into three general categories:

1. *A performance standard measuring overall level of service* is established for police, fire and emergency medical services, sewers, drainage facilities, and traffic;
2. *A ratio of facilities to population* is established for park and recreation facilities, and libraries; and
3. *A qualitative standard* is established for schools, water, air quality, and fiscal impacts.

The qualitative standard pertains to some services that are provided by agencies outside of the city -- schools are provided by the Chula Vista Elementary School District and the Sweetwater High School District; water service is provided by two independent water districts (Otay Water District and Sweetwater Authority); and sewer service is provided by an independent metropolitan sewerage system

administered by the City of San Diego. Finally, the air-quality and fiscal threshold standards do not relate to specific public services but are intended to determine whether growth is having an adverse impact on two other measures of quality of life: the air quality within the region and the city's overall fiscal health.

B The Threshold Standards are applied in three ways:

- 1 Many of the standards were used in the development and evaluation of the city's General Plan to ensure that quality-of-life objectives are met at the time of General Plan build-out during a 20-to-25 year period;
- 2 Certain standards are used in the evaluation of individual development projects to determine the possible impacts of the project and to apply appropriate conditions and requirements in order to mitigate those impacts; and
- 3 All of the standards are monitored by the Growth Management Oversight Commission (GMOC) on an annual basis to ensure that the cumulative impacts of new growth do not result in a deterioration of quality of life, as measured by these standards.

Threshold standards are used to identify when new or upgraded public facilities are needed to mitigate the impacts of new development. Building permits will not be issued unless compliance with these standards can be met. These threshold standards have been prepared to guarantee that public facilities or infrastructure improvements will keep pace with the demands of growth.

II.5.1.5. PFFP BOUNDARIES:

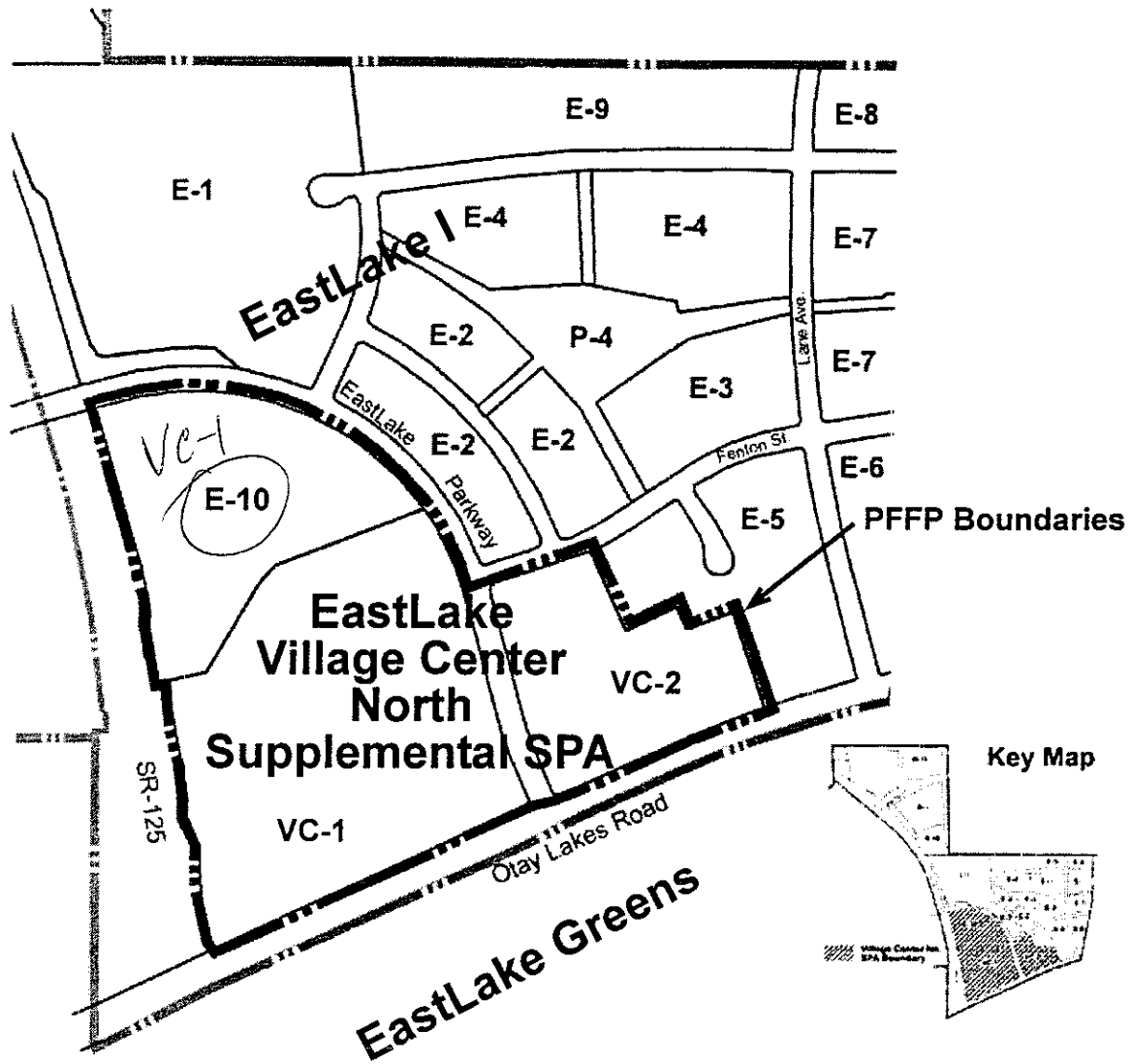
The Growth Management Implementation Ordinance requires that the City shall establish the boundaries of the PFFP at the time a SPA Plan or Tentative Map is submitted by the applicant. The boundaries shall be based upon the impact created by the Project on existing and future need for facilities. The project boundaries will correlate the proposed development project with existing and future development proposed for the area of impact to provide for the economically efficient and timely installation of both onsite and offsite facilities and improvements required by the development. In establishing the boundaries for the PFFP, the City shall be guided by the following considerations:

- A. Service areas, drainage, sewer basins, and pressure zones that serve the Project;
- B Extent to which facilities or improvements are in place or available;
- C. Ownership of property;
- D Project impact on public facilities relationships, especially the impact on the City's planned major circulation network;
- E. Special district service territories;
- F. Approved fire, drainage, sewer, or other facilities or improvement master plans.

The boundaries of the EastLake Village Center North Supplemental PFFP for the EastLake I SPA Plan project were established using the above criterion. The PFFP boundaries are congruent with the EastLake Village Center North Supplemental SPA Plan and include three separate parcels; Parcel VC-1, Parcel VC-2 and Parcel E-10 (See Exhibit 3).

PFFP Boundaries

Exhibit 3



Village Center North Supplemental SPA Plan

EASTLAKE I

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San Diego, CA 92171 235-7405



II.5.2. DEVELOPMENT SUMMARY

The proposed project consists of three separate parcels with a combined area of approximately 68.1 acres. Parcel VC-1 consists of 38.1 acres of Retail Commercial, Parcel VC-2 consists of 13.6 acres of Professional & Administrative, and parcel E-10 (BC-3) consists of 16.4 acres of Research & Limited Manufacturing uses. Table A.2 below summarizes the land use and acreage for each parcel. Please note that approximately 4.26 acres of land within the VC-2 parcel has been developed with an existing church. Exhibit 5 illustrates the location of each parcel. Future SR-125 borders the Village Center North parcel on the west. EastLake Parkway borders parcel E-10 (BC-3) on the north and east. Otay Lakes Road borders VC-1 and VC-2 on the south. Fenton Street borders VC-2 on the north. EastLake Parkway separates VC-1 and VC-2.

Table A.2 Proposed Land Use			
Parcel	Land Use	Location	Gross Acreage¹
VC-1	Retail Commercial	VC North	38.1
Subtotal			38.1
VC-2			
1. Professional & Administrative	Professional & Administrative	VC East	9.34
2. Existing Church	Public/Semi-Public	"	4.26
Subtotal			13.6
E-10/BC-3²	Village Center Employment	VC North	16.4
Subtotal			16.4
Total			68.1

The EastLake Village Center North project requires the approval of several entitlements, all of which are being processed through the City of Chula Vista concurrently. The entitlements include a Chula Vista General Plan Amendment, EastLake II General Development Plan (GDP) (see Exhibit 4), Supplemental EastLake I SPA Plan Amendment. The Water Conservation Plan, Air Quality Improvement Plan, PFFP and Design Guidelines are components of the Supplemental SPA Plan package and can be found in the SPA Plan. Exhibit 5, Site Utilization Plan, illustrates the proposed Supplemental EastLake I SPA Plan. Project CEQA documents have been prepared concurrently to document potential environmental impacts and identify mitigation measures to reduce potential impacts to below significance or eliminate potential impacts.

Subsequent to the approval of all the SPA level documents, Parcel Maps and improvement plans will be prepared. These will provide the necessary details to actually construct the project described by the SPA level documents. These plans, the construction process and ultimate uses/activities within the SPA are required to be consistent with the applicable provisions of this PFFP.

II.5.2.1. DEVELOPMENT PHASING:

One primary phase of development is envisioned due to the need of the project to complete the

¹ Acreage's provided by the EastLake Company

² BC-3 is the Land Use District designation from the PC District Regulations for the E-10 parcel. The BC-3 designation may appear in other sections of the PFFP referring to the E-10 parcel.

infrastructure improvements in a single increment. However, actual construction on individual building sites will occur over a several year period, as has been experienced within the existing Village Center/Business Center. This project will not be phased. A summary of the infrastructure public facility timing is provided in the following table.

Table A.3 EastLake Village Center North/Public Facility Timing						
Facility	Facility Description	VC-1	VC-2	E-10/ BC-3	Timing	Financing Method
Traffic	Street Improvements	✓			Concurrent w/ Parcel Map	Subdivision exaction
	Street Improvements		✓	✓	Concurrent w/ Building Permit/ Improvement Plans	Subdivision exaction
	Pay DIF Fees	✓	✓	✓	Concurrent w/ Building Permit	Fee Program
Potable Water	Service Avail Letter from OWD to City	✓	✓	✓	Concurrent w/ Parcel Map	N/A
	Water Improvements per OWD & SAMP	✓	✓	✓	Concurrent w/ Parcel Map	Capacity Fees and Exactions
	OWD CIP Fees	✓	✓	✓	Concurrent w/ Parcel Map	Capacity Fees and Exactions
Recycled Water	Improvements per OWD & SAMP	✓	✓	✓	Concurrent w/ Parcel Map	Capacity Fees and Exactions
Sewer	Connection to Tele. Cyn. Trunk Sewer	✓	✓	✓	Concurrent w/ Building Permit	Fee Program
	Pay Fees	✓	✓	✓	Concurrent w/ Building Permit	Fee Program
Storm Drain	Detention Basin	✓	✓	✓	Concurrent w/ Grading Permit	Subdivision exaction
	Connect to Tele Cyn Drainage System	✓	✓	✓	Concurrent w/ Grading Permit	Fee Program
Schools	No specific facility Subject to School Fees	N/A	N/A	N/A	Pay @ Building Permit	N/A
Parks	Park dedication & construction	N/A	N/A	N/A	Pay @ Building Permit	N/A
Library	PFDIF not applicable to non-residential development	N/A	N/A	N/A	Pay @ Building Permit	N/A
Fire & EMS	Pay PFDIF Fee	✓	✓	✓	Pay @ Building Permit	Fee Program
Police	Pay PFDIF Fee	✓	✓	✓	Pay @ Building Permit	Fee Program
Civic	Pay PFDIF Fee	✓	✓	✓	Pay @ Building Permit	Fee Program
Corp. Yard	Pay PFDIF Fee	✓	✓	✓	Pay @ Building Permit	Fee Program
Other	Pay PFDIF Fee	✓	✓	✓	Pay @ Building Permit	Fee Program

General Development Plan *Proposed*

 Project Location

LAND USE	Gross Acres	du/ac	DU
RESIDENTIAL			
L Low (0-3 du/ac)	197.8	3.0	585
LM Low-Med. (3-6 du/ac)	451.2	4.8	2147
M Medium (6-11 du/ac)	240.8	8.4	2019
MH Med-High (11-18 du/ac)	152.3	13.9	2114
H High (18-27+ du/ac)	10.3	24.3	250
Sub-total Residential	1052.4	6.8	7115
NON-RESIDENTIAL			
CR Retail Commercial	57.7		
FC Freeway Comm.	50.7		
PA Professional & Admin.	38.3		
IR Res. & Ltd. Manufacturing	247.3		
OS Open Space	215.1		
PQ Public/Quasi-Public	113.1		
P Parks & Recreation	282.2		
Major Circulation	224.9		
Sub-total Non-Residential	1229.3		
Project Total	2184.7	3.1	7115

* Includes CPF Sites. Refer to Land Use Districts map for locations.

Note: Circulation indicated by dashed lines not included in Major Circulation acres

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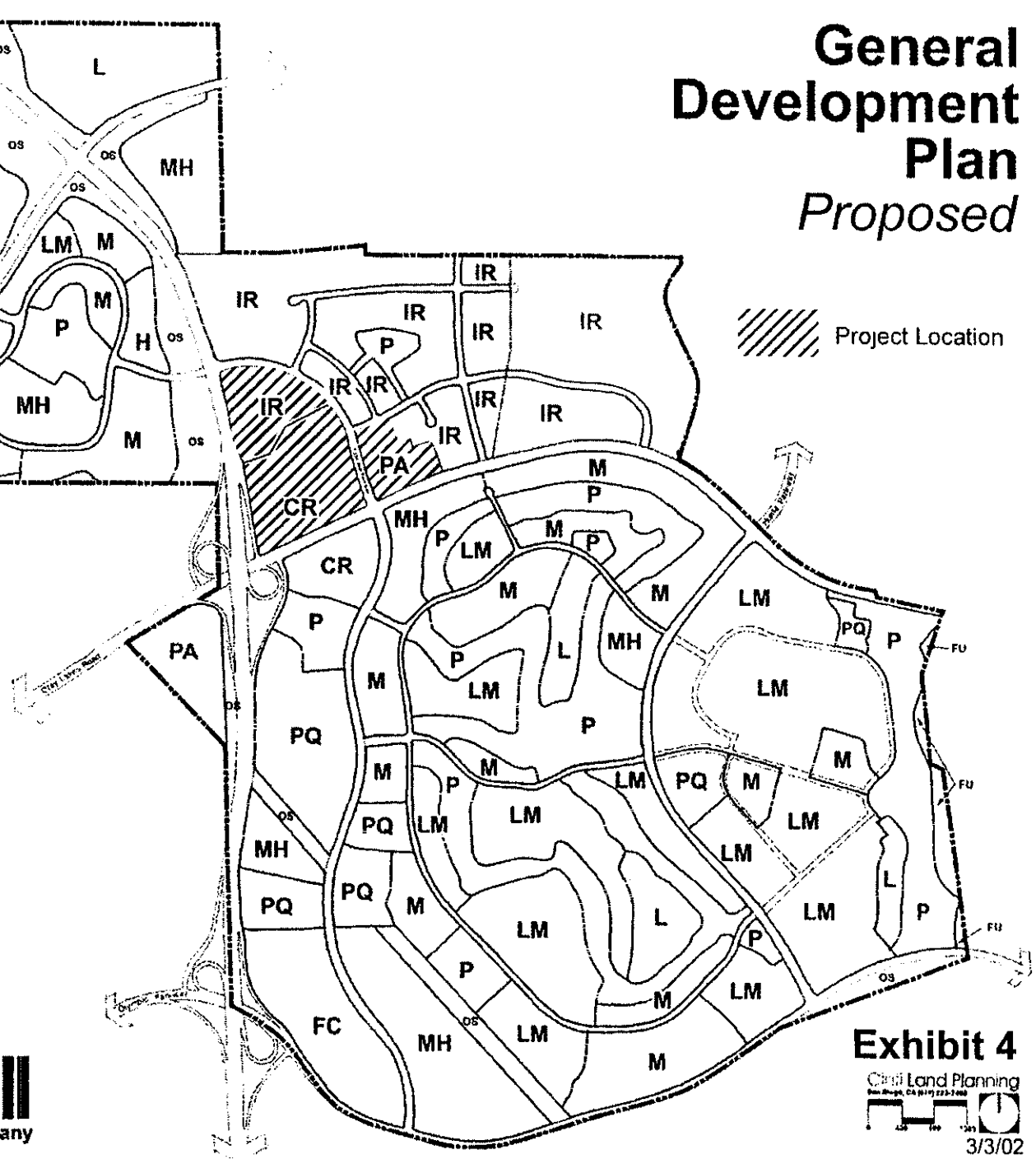


Exhibit 4

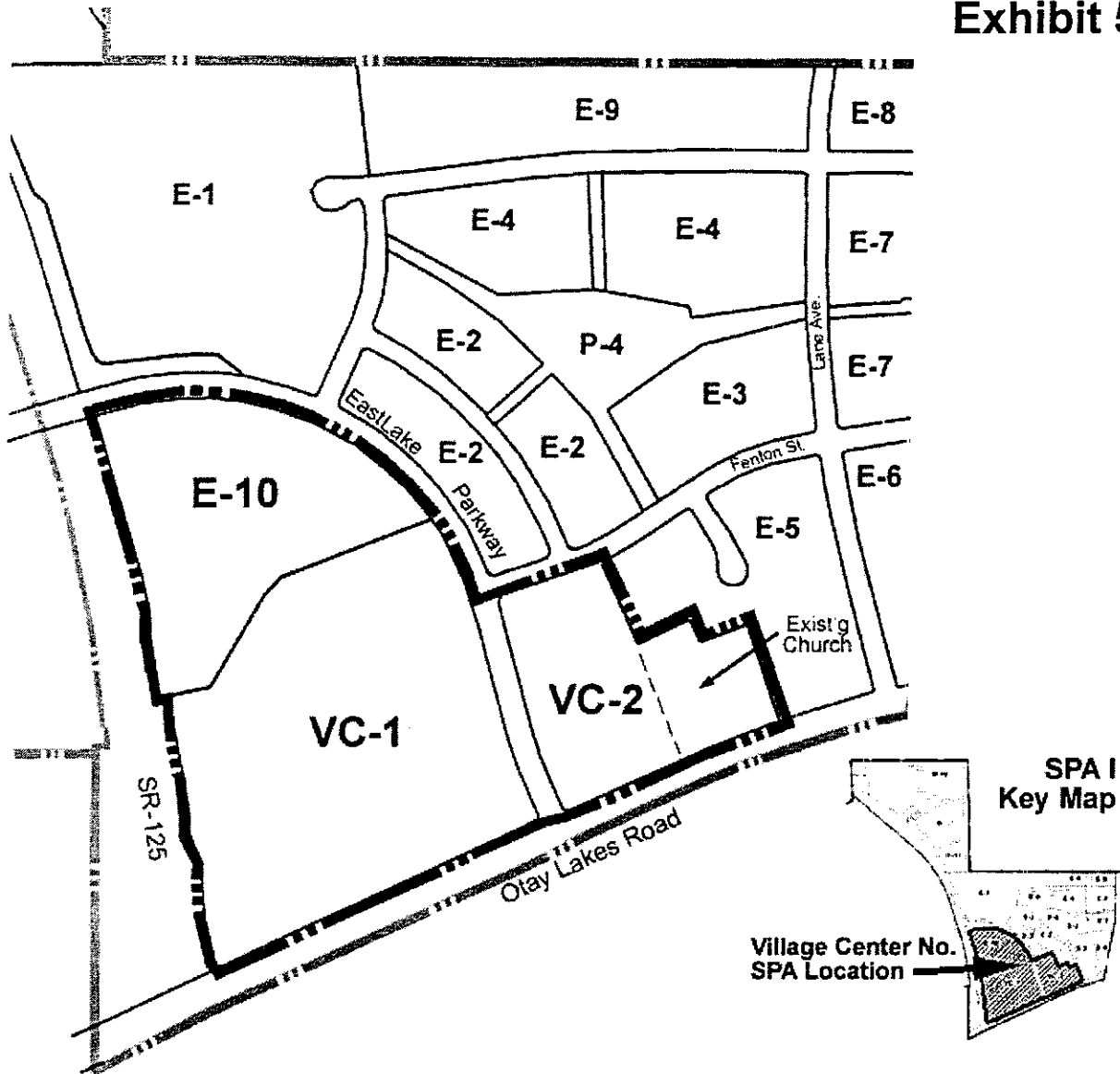
Civil Land Planning
San Diego, CA 92107 232-2700



3/3/02

Site Utilization Plan

Exhibit 5



Parcel	Land Use	Acres
VC-1	Village Center	38.1
VC-2	Village Center	13.6*
E-10	Vil. Ctr. Employment	16.4
Total		68.1

SPA I Boundary
 Supplemental Village Center North SPA Boundary

Note: This exhibit and statistics are for the Village Center North Supplemental SPA Planning Area only. Refer to the EastLake I Site Utilization Plan for total SPA Plan statistics.

* Includes existing 4.26 acre church site.

Village Center North Supplemental SPA Plan

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3/3/02

II.5.2.2 DEVELOPMENT IMPACT FEES

A. Transportation

The Transportation Development Impact Fee (TDIF) was last updated on October 1, 2001. This amount is subject to change as it is amended from time to time. The current fee is \$6,240 per Equivalent Dwelling Unit (EDU). Each new single-family detached dwelling shall be considered one EDU for the purposes of this fee. A single-family attached dwelling shall be 0.8 EDU's. A unit within a multi-family dwelling shall be considered 0.6 EDU's. Commercial/Office (under five stories in height) shall be charged at the rate of 25.0 EDU's per gross acre of land. The EDU rate for each CPF use shall be charged at the rate of 4.0 EDU's per gross acre of land. However, development by public agencies and non-profit agencies are exempted from the TDIF ordinance (City Council Ordinance 2671).

The current Interim Pre-SR-125 Development Impact Fee is \$820 per EDU, which may be amended from time to time. The same EDU rates apply to the Interim Pre-SR-125 Development Impact Fee as for the Transportation Development Impact Fee. Under the proposed EastLake Village Center North SPA Plan, the total number of EDU's by Phase for Transportation and Interim SR-125 Facilities is 1,597 (see Table A.4 below).

Table A.4³ EastLake Village Center North EDU's by Parcel for Transportation and Interim SR-125 Facilities				
Land Use	DU's	Acres	Rate	EDU's
VC-1	N/A	38.1	25.0 EDU's per gross acre of land	953
Subtotal		38.1		953
VC-2				
1. Professional & Administrative	N/A	9.34	25.0 EDU's per gross acre of land	234
2. Existing Church	N/A	4.26	N/A	N/A
Subtotal		13.6		234
E-10/BC-3⁴	N/A	16.4	25.0 EDU's per gross acre of land	410
Subtotal		16.4		410
Total		68.1		1,597⁵

B. Public Facilities

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on March 26, 2002 by adoption of Ordinance 2855. The current fee for residential development is \$4,888 per EDU and for non-residential development \$20,860 per acre. This amount is subject to change as it is amended.

³ Note: This Table A.4 is based on the project as currently proposed. If there are changes, the total number of EDU's may change.

⁴ BC-3 is the Land Use District designation from the PC District Regulations for the E-10 parcel. The BC-3 designation may appear in other sections of the PFFP referring to the E-10 parcel.

⁵ The EDU figure excludes the existing 4.26 acre church site from the total.

from time to time. Non-residential development impact fees apply to the EastLake Village Center North Supplemental SPA project. The fee funds, in part, the following facilities:

1. Civic Center Expansion	\$6,010
2. Police Facility and Equipment	\$8,175
3. Corporation Yard/Animal Shelter	\$3,535
4. Libraries ⁶	-
5. Fire Suppression System	\$2,245
6. GIS, Computer Systems, Telecommunications, Records Management System	\$150
7. Administration	<u>\$745</u>
Total	\$20,860

The calculations of the PFDIF due for each facility are addressed in the following sections of this report. The total number of acres for the EastLake Village Center North Supplemental SPA project is 68.1. However, for fee calculations the existing church acreage must be deducted from the total acreage (see Table A 5 below).

Table A.5 EastLake Village Center North Public Facilities Development Impact Fee by Parcel			
Land Use	Acres	PFDIF/ Acre	PFDIF Fee
VC-1	38.1	\$20,860/Acre	\$794,766
VC-2			
1. Professional & Admin	9.34	\$20,860/Acre	\$194,832
2. Existing Church	4.26	\$20,860/Acre	N/A
Subtotal	13.6		\$194,832
E-10/BC-3⁷	16.4	\$20,860/Acre	\$342,104
Total	68.1		\$1,331,702

⁶ PFDIF for Library Facilities do not apply to non-residential developments

⁷ BC-3 is the Land Use District designation from the PC District Regulations for the E-10 parcel. The BC-3 designation may appear in other sections of the PFFP referring to the E-10 parcel.

II.5.3. PUBLIC FACILITIES THRESHOLD STANDARDS AND INFRASTRUCTURE REQUIREMENTS

II.5.3.1. TRAFFIC

II.5.3.1.1. GMOC THRESHOLD STANDARDS:

Citywide: Maintain Level of Service (LOS) "C" or better, as measured by observed average travel speed on all signalized arterial segments except that during peak hours a LOS of "D" can occur for no more than any two hours of the day.

II.5.3.1.2 GMOC LEVEL OF SERVICE (LOS) DEFINITION

Six levels of services (LOS) have been defined varying from A (free flow) to F (severe congestion). A general definition of LOS is summarized in Table B. The City of Chula Vista's GMOC uses an LOS definition for signalized arterial segments as a method for evaluating and comparing traffic conditions. Arterial LOS measurements consider average weekday peak hours and exclude seasonal and special circumstance variations. The following table summarizes the GMOC Traffic Quality of Life Threshold Standard for signalized arterial streets:

Table B			
GMOC LOS Definition			
Level of Service	Average Travel Speed (mph)		
	Class 1	Class 2	Class 3
A	> 35	> 30	> 25
B	> 28	> 24	> 19
C	> 22	> 18	> 13
D	> 17	> 14	> 9
E	> 13	> 10	> 7
F	< 13	< 10	< 7

SOURCE: Highway Capacity Manual Special Report 209 1985

The arterial streets are divided into the following three classifications:

- A. Class I arterials are roadways where free flow traffic speeds range between 35 mph and 45 mph and the number of signalized intersections per mile is less than four (4). There is no parking and there is generally no access to abutting property.
- B. Class II arterials are roadways where free flow traffic speeds range between 30 mph and 35 mph, the number of signalized intersections per mile range between four (4) and eight (8). There is some parking and access to abutting properties is limited.
- C. Class III arterials are roadways where free flow traffic speeds range between 25 mph and 35 mph, and the number of signalized intersections per mile are closely spaced. There is substantial parking and access to abutting property is unrestricted.

II.5.3.1.3 ARTERIAL SEGMENT LOS STANDARDS AND THRESHOLDS

This section presents the LOS standards and thresholds utilized by the City of Chula Vista to analyze arterial roadway segment performance. Table B.1 presents the City of Chula Vista roadway segment capacity and LOS standards for arterial roadways.

Table B.1 Arterial Segment LOS Threshold Descriptions	
LOS	Description
A	Describes primarily free-flow operations. Average operating speeds at the free-flow speed generally prevail. Vehicles are almost completely unimpeded in their ability to maneuver within the traffic stream.
B	Also represents reasonably free-flow, and speeds at the free-flow speed are generally maintained. The ability to maneuver within the traffic stream is only slightly restricted, and the general level of physical and psychological comfort provided to drivers is still high.
C	Provides for flow with speeds still at or near the free-flow speed of the roadway. Freedom to maneuver within the traffic stream is noticeably restricted at LOS C, and lane changes require more vigilance on the part of the driver. The driver now experiences a noticeable increase in tension because of the additional vigilance required for safe operation.
D	The level at which speeds begin to decline slightly with increasing flows. In this range, density begins to deteriorate somewhat more quickly with increasing flows. Freedom to maneuver within the traffic stream is more noticeably limited, and the driver experiences reduced physical and psychological comfort levels.
E	Describes operation at capacity. Operations in this level are volatile, because there are virtually no usable gaps in the traffic stream. At capacity, the traffic stream has no ability to dissipate even the most minor disruptions, and any incident can be expected to produce a serious breakdown with extensive queuing.
F	Describes breakdowns in vehicular flow. Such conditions generally exist within queues forming behind breakdown points such as traffic incidents and recurring points of congestion. Whenever LOS F conditions exist, there is a potential for them to extend upstream for significant distances.

SOURCE: Highway Capacity Manual, 1994

The street segment LOS is based on the functional classification of the roadway, the maximum desired LOS capacity, roadway geometries, and the existing or forecasted average daily traffic (ADT) volume. City of Chula Vista LOS D are used to determine if a segment would operate over or under capacity. Table B.2, Street Segment Level of Service Threshold Descriptions, is a description of the various street segment LOS thresholds.

Table B.2 Chula Vista Segment Capacity and LOS Standards Average Daily Traffic Volumes					
Functional Classification	Level of Service				
	A	B	C	D	E
Expressway (6-lane)	52,500	61,300	70,000	78,800	87,500
Prime Arterial (6-lane)	37,500	43,800	50,000	56,300	62,500
Major Street (6-lane)	30,000	35,000	40,000	45,000	50,000
Major Street (4-lane)	22,500	26,300	30,000	33,800	37,500
Class I Collector (4-lane)	16,500	19,300	22,000	24,800	27,500
Class II Collector (3-lane)	9,000	10,500	12,000	13,500	15,000
Class III Collector (2-lane)	5,600	6,600	7,500	8,400	9,400

SOURCE: City of Chula Vista Street Design Standards Policy (July 1991)

II.5.3.1.5 INTERSECTION LOS STANDARDS AND THRESHOLD

The City of Chula Vista requires an analysis of existing and projected peak hour intersection performance be conducted using the methodology documented in the *1994 Highway Capacity Manual (Transportation Research Board Special Report 209)*. LOS D or better indicates acceptable operating conditions for signalized intersections during AM and/or PM peak hour conditions. Those intersections found to have LOS E or F under an analysis of future conditions are considered to have significant impacts and will require mitigation.

A Signalized Intersection Analysis

The City of Chula Vista requires an analysis of signalized intersections during the AM and PM peak hours by determining the average delay per vehicle entering the intersection. The delay is determined by using a computer program that utilizes the methodology found in Chapter 9 of the 1997 Highway Capacity Manual (HCM). The delay values (seconds) are qualified by giving a Level of Service (LOS) or "Grade" to the corresponding delay value for the intersection as a whole. LOS for signalized intersections vary from A (free flow, little delay) to F (forced flow, significant delays). Table B 3 is a description of the various intersection LOS thresholds.

Table B.3 Intersection LOS Threshold Descriptions	
LOS	Description
A	Occurs when progression is extremely favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.
B	Generally occurs with good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.
C	Generally results when there is fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.
D	Generally results in noticeable congestion. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volume-to-capacity ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.
E	Considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high volume-to-capacity ratios. Individual cycle failures are frequent occurrences.
F	Considered to be unacceptable to most drivers. This condition often occurs with over saturation i.e. when arrival flow rates exceed the capacity of the intersection. It may also occur at high volume-to-capacity ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

SOURCE: Highway Capacity Manual 1994

B. Unsignalized Intersection Analysis

The City of Chula Vista requires an analysis of unsignalized intersections be analyzed by determining the delay and LOS based on Chapter 10 of the 1997 HCM. Different methodologies are used to assess two-way stop-controlled intersections and all-way stop-controlled intersections.

II.5.3.1.6 CHULA VISTA TRAFFIC MONITORING PROGRAM

The Traffic Monitoring Program (TMP) stipulates that the existing level of service on arterial segments in Chula Vista be maintained at LOS C or better, with the exception that LOS D is acceptable on signalized arterial segments for two hours per day maximum. The Public Works Department of the City of Chula Vista evaluates LOS for arterial roadway segments utilizing the HCM methodology, Chapter 11, based on average travel speeds to adhere to the Growth Management traffic threshold standards. The adopted Growth Management Ordinance mandates the project's participation in the traffic section as it relates to the City's annual review of network performance. All major circulation element facilities within the City of Chula Vista are subject to review. Those facilities where traffic volumes have increased by at least 10% since the last review or have experienced a significant change in conditions or are at the upper fringes of LOS C approaching LOS D are included in the annual traffic study, which is reviewed for conformance by the Growth Management Oversight Commission (GMOC). The City of Chula Vista requires the application of these guidelines to the development of the EastLake Village Center North Supplemental SPA Project.

Utilization of the roadway and intersection performance standards presented in this chapter and the required adherence to the Growth Management Traffic Threshold Standards will result in full conformance with the requirements of the City of Chula Vista.

II.5.3.1.7 SERVICE ANALYSIS

The Public Works Department of the City of Chula Vista is responsible for ensuring that traffic improvements are provided to maintain a safe and efficient street system within the City. Through project review, City staff ensures the timely provision of adequate local circulation system capacity in response to planned development while maintaining acceptable levels of service. Planned new roadway segments and signalized intersections will maintain acceptable standards at the build out of the City's General Plan and Circulation Element.

The Circulation Element of the General Plan serves as the overall facility master plan. Additionally, the *Eastern Chula Vista Transportation Phasing Plan* provides additional information relevant to the phasing of development and necessary improvements required in the area east of I-805.

A *Traffic Impact Analysis for EastLake Village Center North*, dated May 8, 2002, has been prepared by Linscott, Law and Greenspan (LL&G). This report addresses both existing and planned circulation system conditions, details necessary improvements and outlines the incremental circulation improvements based upon planned project phasing. The LL&G Traffic Analysis contains a detailed explanation of the methodology as calculations for street segments and intersections. Further, the Traffic Impact Analysis also includes an evaluation of impacts that are considered significant as a result of project development.

A. Traffic Modeling

The LL&G report analyzed the street segments and intersections as described in Section II.5.3.1.2 Existing Traffic Facilities of this report. These street segments and intersections were selected based on a select zone assignment and Congestion

Management Program (CMP) guidelines. The LL&G report assumed that parcel VC-1 would be constructed prior to parcels VC-2 and E-10 (BC-3). Further, LL&G worked with the City of Chula Vista to input the proper land use and network descriptions into the model for the following scenarios:

- Existing with Project
- Year 2005 Without SR 125
- Year 2005 With SR 125
- Buildout

B. GMOC Analysis

The Chula Vista TMP assesses the operating performance of the City's arterial street system for compliance with the Threshold Standards of the GMOC. The threshold standards specify that a Level of Service (LOS) of C or better, as measured by average travel speeds on the arterial, shall be maintained with an exception that during peak hours LOS D can occur for no more than any two hours of the day or LOS E for one hour.

A near-term analysis of Telegraph Canyon Road and Otay Lakes Road segments was conducted based on the City of Chula Vista's GMOC Traffic Monitoring Program (TMP) methodology. Only these segments were analyzed because the City of Chula Vista's significance criteria dictates that if planning analysis indicates LOS D, E or F, the GMOC method shall be utilized in the short-term (0-4 year horizon). These segments are the only roadways located within GMOC arterial street segments calculated to operate at LOS D or worse. Eastlake Parkway north of Miller Road is not a GMOC arterial.

II.5.3.1.8 PROJECT PROCESSING REQUIREMENTS

The PFFP is required by the Growth Management Program to address the following issues for the Traffic Facilities:

- A. Identify phased traffic demand and demonstrate compliance with the "Eastern Chula Vista Transportation Phasing Plan"
- B. Identify onsite and offsite impacts and improvements by phase of development.
- C. Provide cost estimates for all improvements

II.5.3.1.9. EXISTING TRAFFIC FACILITIES:

This section summarizes the operation of the existing transportation network in the EastLake Village Center North Project Study Area for the key street segments and intersections. The following discussion presents the key existing and future street segments and intersections that were analyzed in the LL&G Report.

A. Street Network

The City of Chula Vista Standards indicate that Expressways should be 104 feet wide in 128 feet of right-of-way (R/W), providing six through lanes, a 16 foot wide raised median/left-turn lane and emergency parking or bike lanes. Prime Arterials should be 104 feet wide in 128 feet of R/W providing six lanes, a 16-foot wide median/left-turn

lane and emergency parking or bike lanes. Six-Lane Majors should be 104 feet wide in 128 feet of R/W providing six thru lanes and a 16 foot wide raised median/left-turn. Four-Lane Majors should be 80 feet wide in 104 feet of R/W, providing four through lanes, a 16-foot wide median/left-turn lane separating the two directions of traffic flow.

A Class 1 Collector should be 74 feet wide in 94 feet of R/W, providing four through lanes and curbside parking. A Class 2 Collector should be 52 feet wide in 72 feet of R/W, providing two through lanes and curbside parking with a continuous two-way left lane. A Class 3 Collector should be 40 feet wide in 60 feet of R/W with two through lanes and curbside parking.

B. Existing and Planned City Street System

The following is a brief description of the existing street system in the project area.

Telegraph Canyon Road/Otay Lakes Road provides east-west access to the project. Telegraph Canyon Road/Otay Lakes Road is classified as a Six-Lane Prime Arterial west of Otay Lakes Road. Telegraph Canyon Road becomes Otay Lakes Road east of Otay Lakes Road/La Media Road.

Otay Lakes Road is classified as a Six-Lane Prime Arterial. Currently, Otay Lakes Road is a Four-Lane Major arterial providing north-south access north of Telegraph Canyon Road. South of Telegraph Canyon Road, it continues as La Media Road. As mentioned earlier, Telegraph Canyon Road is called Otay Lakes Road east of Otay Lakes Road/La Media Road. East of La Media Road, Otay Lakes Road is a Six-lane Prime Arterial, and eventually transitions into a Class 2 Collector (two lanes) east of Hunte Parkway. La Media Road is planned to extend to the south from the intersection of Telegraph Canyon Road/Otay Lakes Road.

Olympic Parkway is classified as a Six-Lane Prime Arterial from 1-805 to Hunte Parkway, and as a Four-Lane Major east of Hunte Parkway. Olympic Parkway currently terminates at Paseo Ranchero and is a Six-Lane Prime Arterial. It is planned to complete extension of this facility from Paseo Ranchero to Hunte Parkway by the year 2002.

La Media Road is currently only built between Telegraph Canyon Road and Olympic Parkway Street. It is classified as a Prime Arterial.

Rutgers Avenue/Corral Canyon Road is a north/south street east of Otay Lakes Road. Rutgers Avenue is classified as a Class 2 (Three-Lane) Collector. This street is called Corral Canyon Road north of East "H" Street and Rutgers Avenue between East "H" Street and Otay Lakes Road. Currently, two lanes of travel are provided north of East H Street and four lanes of travel on a portion south of East H Street.

Eastlake Parkway is classified as a Four-Lane Major Street and as a Six-Lane Prime Arterial south of the SDG&E easement in Eastlake Greens. Currently, it provides four

lanes (two lanes in each direction). This Four-Lane Major arterial will be extended south to the future Olympic Parkway extension as a six-lane Prime Arterial

Fenton Street is classified as a Four-Lane Class I Collector Street. Currently, it provides three lanes, one lane in each direction and a two-way center-turn lane.

Lane Avenue is classified as a Two-Lane Class III Collector Street. Currently, it provides two lanes, one lane in each direction.

Miller Drive is classified as a Two-Lane Class III Collector Street. Currently, it provides three lanes, one lane in each direction and a two-way center-turn lane

Hunte Parkway is classified as a Four-Lane Major Arterial from Otay Lakes Road to Olympic Parkway. Currently, it extends south of Otay Lakes Road to Olympic Parkway as a Four-Lane Major Street arterial.

Table B.4 Existing Daily Street Segment Operations				
Street Segment	Existing Roadway Classification	Capacity at LOS C ⁸	Existing	
			Volume	LOS
TELEGRAPH CANYON ROAD				
Paseo Ranchero to Otay Lakes Rd.	Prime Arterial	50,000	46,100	C
OTAY LAKES ROAD				
North of East "H" St	Major Arterial (4-lane)	30,000	20,300	A
East "H" St. to Telegraph Cyn Rd	Major Arterial (4-lane)	30,000	25,000	B
Telegraph Cyn Rd to Rutgers Rd.	Prime Arterial	50,000	31,100	A
Rutgers Rd. to SR 125 Alignment	Prime Arterial	50,000	28,300	A
SR 125 Alignment to Vons Driveway	Prime Arterial	50,000	24,700	A
Vons Driveway to Eastlake Pkwy	Prime Arterial	50,000	21,200	A
Eastlake Pkwy. to Lane Ave.	Prime Arterial	50,000	10,700	A
Lane Ave. to Hunte Pkwy	Prime Arterial	50,000	7,700	A
FENION STREET				
East of Eastlake Pkwy	Class II Collector	17,000	3,900	A
MILLER DRIVE				
East of Eastlake Pkwy	Class II Collector	12,000	4,900	A
LA MEDIA ROAD				
Telegraph Cyn Rd. to Palomar St	Prime Arterial	50,000	4,500	A
EASTLAKE PARKWAY				
North of Miller Dr.	Class I Collector	22,000	5,800	A
Miller Dr. to Fenton St	Major Arterial (4-lane)	30,000	7,500	A
Fenton St. to Otay Lakes Rd	Major Arterial (4-lane)	30,000	8,800	A
Otay Lakes Road to Olympic Pkwy.	Prime Arterial	50,000	16,600	A
OLYMPIC PARKWAY				
West of Eastlake	Prime Arterial	50,000	Segment not constructed.	
Pkwy East of Eastlake Pkwy.	Prime Arterial	50,000	Segment not constructed.	

Source: LL&G

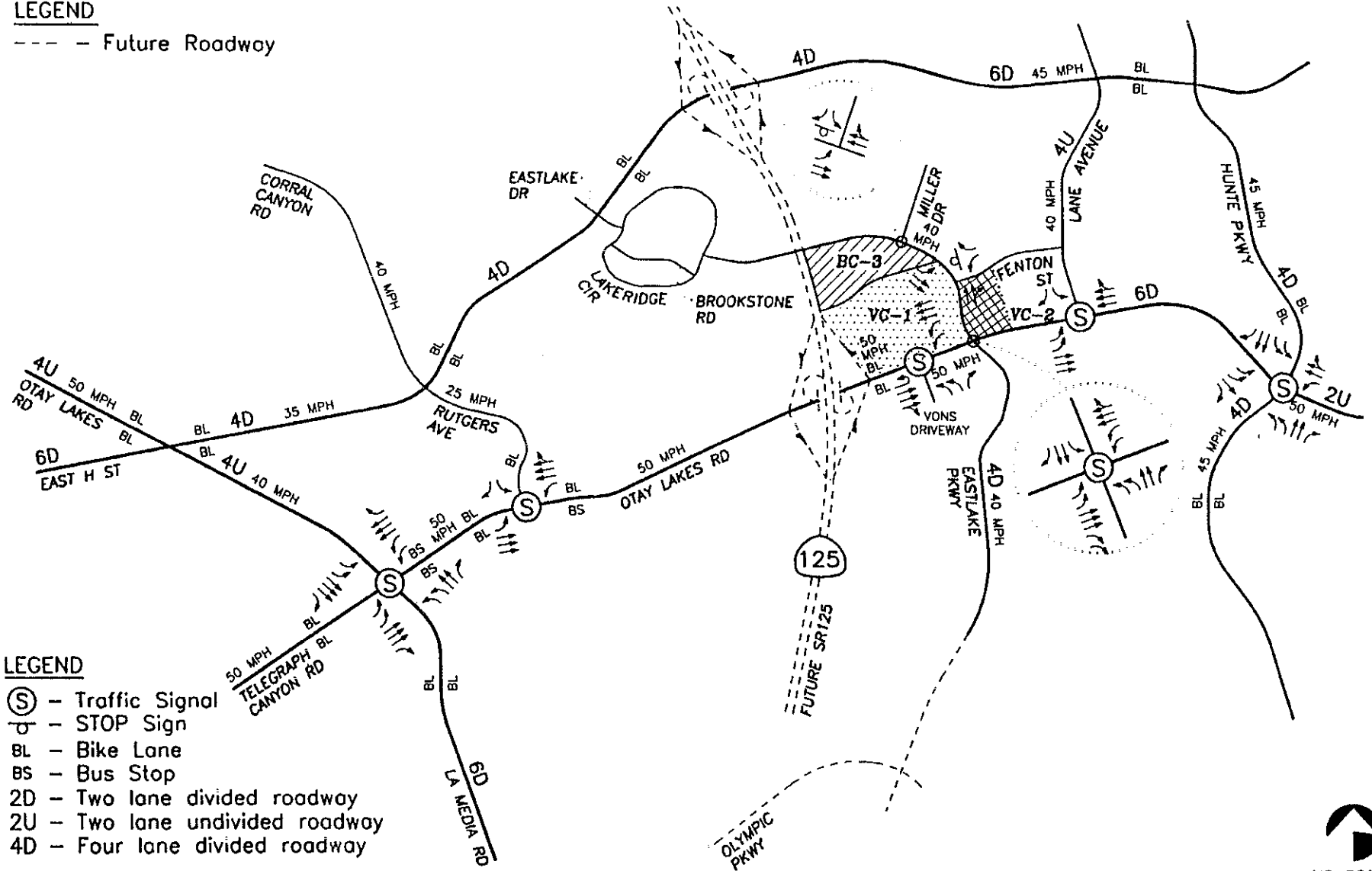
⁸ City of Chula Vista Roadway Capacity Standards.

LEGEND

--- Future Roadway

LEGEND

- (S) - Traffic Signal
- ⊕ - STOP Sign
- BL - Bike Lane
- BS - Bus Stop
- 2D - Two lane divided roadway
- 2U - Two lane undivided roadway
- 4D - Four lane divided roadway



NO SCALE

Exhibit 6 Existing Street Network

Initially, it is proposed to complete the section of SR 125 between SR 54 and SR 905 as a four-lane toll-way. It may be constructed by 2004 but the current status is unclear.

The LL&G Traffic Analysis determined that all key study area street segments were operating at LOS C or better. Table B 4 summarizes the existing segment ADT volumes.

C. Street Segments:

According to the LL&G Analysis, all key street segments are calculated to operate at LOS C or better under existing conditions.

D. Existing Street & Peak Hour Intersection Volumes

The following intersections were analyzed in the LL&G report. These intersections were chosen by LL&G based on a select zone assignment and CMP guidelines.

- Telegraph Canyon Road/Otay Lakes Road
- Otay Lakes Road/Rutgers Avenue
- Otay Lakes Road/SR 125 SB Ramps (future interchange)
- Otay Lakes Road/SR 125 NB Ramps (future interchange)
- Otay Lakes Road/Vons Driveway/Main Project Driveway
- Otay Lakes Road/Eastlake Parkway
- Eastlake Parkway/Fenton Street
- Eastlake Parkway/Miller Drive
- Otay Lakes Rd./Lane Ave
- Otay Lakes Rd./Hunte Pkwy

All of the above existing intersections are signalized except the Eastlake Parkway/Fenton Street, Eastlake Parkway/Miller Drive and Otay Lakes Road/Hunte Parkway intersections. The LL&G Traffic Analysis determined that the aforementioned intersections are operating at a LOS C or better. Appendix A of the LL&G Traffic Analysis contains the manual intersection turning movement counts conducted at the intersections.

II.5.3.1.10 TRANSIT

The Metropolitan Transit Development Board (MTDB) is currently working with the City of Chula Vista to develop a Regional Transit Plan that will be completed with the city's General Plan Update. The plan could include EastLake Parkway; therefore, the following information is included in this document.

MTDB has developed the "Transit First" service concept to reduce the public's dependence upon the automobile. Transit and land use patterns should work together. The easy access to transit facilities in correlation with the service offered can make transit a viable travel mode alternative to the automobile, thus reducing traffic congestion. Currently, two percent of trips are conducted on public transit in the region. Efforts should be made to increase this travel mode split by making transit accessible and convenient. Additionally, providing transit facilities will meet the City's CO2

Reduction Plan which mentions transit as one of the action measures to reducing CO2 emissions along with enhanced pedestrian connections to transit, increased housing density near transit, and site design with transit orientation.

The “Transit First” strategy includes a network of service types ranging from neighborhood shuttles serving short-distance trips, to higher-speed, limited stop routes for longer distance trips, as follows:

- A. Yellow Car: Serves longer-distance trips (6+ miles), maintaining high average speeds (35-40 mph) with limited stops. Yellow Car routes would complement Red Car services to form the spine of the regional transit system. Yellow Car services would require extensive use of transit priority treatments such as dedicated running ways, queue jumpers, and signal priority. Yellow Car service is used in two ways:
 - Serving corridors where longer station spacing is justified based on links between major origins and destinations and land use patterns that lead to longer-distance trip making.
 - Serving as an overlay in selected Red Car corridors where a faster, more limited-stop service is justified (in addition to Red Car service) for high-volume, long-distance trip needs.
- B. Red Car: Serves medium-distance trips (1-9 miles), maintaining relatively high average speeds (20-25 mph) with limited stops. Red Car services are often linked to Blue Car service for local distribution. The current San Diego Trolley system and the County’s express bus routes mostly operate as Red Car service. Red Car services would require use of transit priority treatments such as dedicated running ways, queue jumpers, and signal priority.
- C. Green Car: Serves community-level trip making that could include neighborhood circulators, feeder access to Yellow and Red Car service, and/or specialized fixed-route shuttles. Green Car services would likely use smaller shuttle vehicles. In some situations, Green Car services would benefit from dedicated running ways and queue jumpers.
- D. Blue Car: Serves short-distance trips (0-5 miles) with frequent stop spacing. Blue Car service provides basic mobility, albeit at low speeds (10-25 mph), on primarily local and arterial streets. Most of the current San Diego region bus system operates as Blue Car service. The EastLake Village Center North site is currently served by the Blue Car service along Otay Lakes Road, EastLake Parkway and Fenton Avenue.

The MTDB is currently undertaking the South Bay Transit First (SBTF) Study, which will identify specific “Transit First” services throughout the City of Chula Vista. The SBTF study has identified Red Car Route (Route 627), which could potentially serve the Eastlake Village North site. A final determination of routings and services should occur by the end of FY 2003.

The Eastlake Village Center North project proposes a 240-foot transit turnout, a pedestrian plaza, and shelter. Bus turnouts should be designed to meet the regional standard described in the MTDB’s Designing For Transit Manual, and meet all applicable American With Disabilities Act (ADA) accessibility requirements.

II.5.3.1.11. TRIP GENERATION AND PHASING:

II.5.3.1.11.1 Project Trip Generation

Table B.5 summarizes the trip generation for the Eastlake Village Center North Project. A specific project has not been proposed by the developer for parcel E-10 (BC-3) or VC-2 portions of the project at this time. Therefore, the worst-case permitted land uses in terms of trip generation were assumed for VC-2 and E-10 (BC-3) (see Table H). As seen on Table B.5, the Eastlake Village Center North as currently proposed by the developer is calculated to generate a total of 36,356 daily project trips.

A detailed transportation phasing analysis for the project was conducted by LL&G as part of the project traffic analysis titled *Traffic Impact Analysis (for) EastLake Village Center North*, dated May 8, 2002. The report developed a set of recommended transportation system improvements for the project development.

LL&G determined in their analysis that since a portion of trips attracted to retail centers are "pass-by/diverted" trips (here-after referred to as "pass-by"), the total traffic generation for the shopping center portion of VC-1 can be divided into primary trips and pass-by trips. Pass-by trips are trips attracted to the site from traffic already on the street system and passing near the site while going from one location to another (such as work-to-home). This is as opposed to primary trips in which the trip returns to its place of origin (home-to-project-to-home). SANDAG research indicates that 20% of PM peak hour shopping center trips are pass-by trips. The pass-by trips were removed from the total trips and assigned to the driveways. The reduction was not applied to the park and ride.

Table B.5					
EastLake Village Center North Trip Generation					
Land use	Quantity	Daily			
		Rate	In	Out	Total
VC-1					
1. Regional Shopping Center	420,000 SF	50/KSF	10,500	10,500	21,000
2. Park & Ride	50 Spaces	5/Space	250	250	500
Subtotal	38.1 Acre		10,750	10,750	21,500
VC-2					
1. Retail	4.30 Acre	1200/Acre	2,580	2,580	5,160
2. Restaurant	2.30 Acre	1000/Acre	1,150	1,150	2,300
3. Medical Offices	2.74 Acre	500/Acre	685	685	1,370
4. Existing Church	4.26 Acre	N/A	N/A	N/A	N/A
Subtotal	13.6 Acre		4,415	4,415	8,830
E-10/BC-3					
1. Hospital ⁹	125 Beds	17/Bed	1,063	1,063	2,126
2. Medical Offices	78,000 SF	50/KSF	1,950	1,950	3,900
Subtotal	16.4 Acre		3,013	3,013	6,026
Total	68.1 Acre		18,178	18,178	36,356

Source: LL&G

⁹ Hospital use is considered a potential worst case development scenario as provided by The EastLake Company. No specific project has been submitted at the time this PFFP was prepared.

The project was calculated by LL&G to generate 1,388 trips (946 inbound and 442 outbound trips) in the AM peak hour and 3,458 trips (1,574 inbound and 1,884 outbound trips) in the PM peak hour. With the reduction due to the pass-by trips in the PM peak hour, the project is calculated to add a net total of 3,050 trips (1,385 inbound and 1,665 outbound trips) in the PM peak hour or ADT. No reduction due to pass-by trips was assumed in AM peak hour. However, only the PM peak hour time frame was analyzed since this represents the worst-case scenario.

ADT volumes from the SANDAG Model plots were used by LL&G for the segment analysis. The SANDAG model assumes a trip generation of 43,000 ADT for the VC-1 and E-10 (BC-3) portions of the project. The trip generation for VC-1 and BC-3 is now calculated at 27,526 ADT. The Year 2005 without and with SR 125 and the build-out ADT volumes on the surrounding network were reduced to account for this reduction of 15,474 ADT. Correspondingly, the peak hour volumes for these scenarios were also reduced. It may be noted that no adjustments were made for the VC-2 portion of the project since it is not within the same SANDAG Traffic Assignment Zone.

II.5.3.1.11.2 Project Phasing

The LL&G report assumed that the build out of the EastLake Village Center North Supplemental SPA Plan would occur prior to 2005. This results in a cumulative total trips of 36,356 daily trips loaded onto the circulation network at the build-out of the development. Further, that the build-out of the VC-1 Parcel would be completed prior to VC-2 and E-10 (BC-3). One primary phase of development is envisioned due to the need of the project to complete the infrastructure improvements in a single increment. However, actual construction of individual building sites will occur over a several year period, as has been experienced within the existing Village Center/Business Center

II.5.3.1.12 ADEQUACY ANALYSIS

The adequacy of the traffic system is based upon the Traffic Impact Analysis that considered the following future scenarios:

- Existing with Project
- Year 2005 Without SR 125
- Year 2005 With SR 125
- Buildout

The analysis of the four scenarios was necessary in order to provide adequate mitigation for the potential traffic levels generated by the project. In each scenario the peak hour intersection and ADT volumes that were used by LL&G was obtained from the Eastlake III Traffic Impact Analysis, March 2001 (prepared by LL&G). The SANDAG Model assumes a trip generation of 43,000 ADT for the area covered by the VC-1 and E-10/BC-3 portions of the project. The trip generation for the project is now calculated at 27,526 ADT (21,500 ADT generated by VC-1 and 6,026 ADT generated by E-10/BC-3). The Year 2005 ADT volumes on the surrounding network were reduced to account for this reduction of 15,474 ADT. Correspondingly, the peak hour volumes were also reduced. LL&G made no adjustments for the VC-2 portion of the project.

The LL&G Traffic Impact Analysis determined that based on the significance criteria established by the City of Chula Vista, the analysis of key segments and intersections under the various scenarios indicates several significant impacts. Table B.6 summarizes the intersections with a significant impact and the mitigated LOS and Table B.7 lists the segments with a significant impact and the mitigated LOS. There are two segments that are calculated to operate at LOS D or worse in the Year 2005 on a street segment basis. City Significance Criteria dictates that these segments be analyzed using the GMOC Methodology, since 2005 is a near term condition.

A GMOC analysis was performed by LL&G to calculate future travel speeds on Telegraph Canyon Road and Otay Lakes Road. The travel speeds were calculated using linear regression. By utilizing linear regression, a formula can be derived that can describe the dependence of one variable on another. For example, as the volume increases on a TMP segment, the average travel speed and LOS will decrease. Using the TMP speed data as one variable and ADT as the other variable, linear regression equations were calculated for each TMP segment (the details are provided in Appendix E and Appendix K of the LL&G Traffic Impact Analysis). Roadways can be classified as, either Class I, or II or III depending on their functional and design features as outlined in Chapter 11 of the HCM. The historical TMP speeds and LOS were obtained from the City of Chula Vista.

Table B.6 Significance of Impacts at Intersections						
IMPACTED INTERSECTIONS	TRAFFIC ENTERING INTERSECTION		PROJECT TRAFFIC XX % ¹	IMPACT: NOT SIGNIFICANT, CUMULATIVE OR DIRECT	MITIGATED (AT BUILDOUT)	
	TOTAL	PROJECT			DELAY	LOS
EXISTING + PROJECT						
Miller Dr /Eastlake Pkwy (LOS F - PM)	1.958	1.082	55.0%	Project	2	2
Fenton St /Eastlake Pkwy (LOS F - PM)	2.608	1,707	65.4%	Project	2	2
YEAR 2005 WITHOUT SR 125						
Miller Dr /Eastlake Pkwy (LOS F - PM)	2,051	1,082	52.8%	Project	2	2
Fenton St /Eastlake Pkwy (LOS F - PM)	2,875	1,707	59.4%	Project	2	2
YEAR 2005 WITH SR 125						
Otay Lakes Rd /Eastlake Pkwy (LOS F-PM)	6,060	1,622	26.8%	Project	2	2
Miller Dr /Eastlake Pkwy (LOS F - PM)	2,451	1,011	41.2%	Project	2	2
Fenton St /Eastlake Pkwy (LOS F - PM)	3,246	1,786	55.0%	Project	2	2
BUILDOUT						
Otay Lakes Rd /Main Entrance (LOS E - PM)	6,550	1,982	30.3%	Project	52.2	D
Otay Lakes Rd /Eastlake Pkwy (LOS E - AM)	6,250	1,740	27.8%	Project	51.9	D
Miller Dr /Eastlake Pkwy (LOS F - PM)	2,311	1,025	44.4%	Project	40.1	D
Fenton St /Eastlake Pkwy (LOS F - PM)	3,245	1,763	54.3%	Project	40.8	D

Note:

- 1 Project traffic XX% of total traffic entering intersection.
- 2 Mitigated Delay and LOS reported only at buildout

Source: LL&G

Table B.7 Significance of Impacts at Segments							
IMPACTED SEGMENTS	INTER-SECTIONS ALONG SEGMENT OPERATING @ LOS D OR BETTER?	PROJECT RESPON- SIBLE FOR XX %	# OF PROJECT TRIPS >800	IMPACT: NOT SIGNIFICANT, CUMULATIVE OR DIRECT	MITIGATED		
					CAPACITY	VOLUME	LOS
EXISTING + PROJECT							
Telegraph Canyon Road Paseo Ranchero to Otay Lakes Rd. (LOS D)	Yes ¹	11%	Yes	Not Significant ¹	—	—	—
YEAR 2005 WITHOUT 125							
Otay Lakes Road North of "H" St. (LOS F)	NA ³	4.0%	Yes	Not Significant ¹	—	—	—
"H" St. to Telegraph Cyn. Rd. (LOS F)	NA ³	8.8%	Yes	Not Significant ¹	—	—	—
YEAR 2005 WITH 125							
Otay Lakes Road North of "H" St. (LOS F) "H" St. to Telegraph Cyn. Rd. (LOS F)	NA ³ NA ³	3.0% 5.8%	Yes Yes	Not Significant ¹ Not Significant ¹	— —	— —	— —
BUILDOUT							
Otay Lakes Road North of "H" St. (LOS F)	NA ³	2.0%	Yes	Cumulative ⁴	50,000	37,000	B
"H" St. to Telegraph Cyn. Rd. (LOS F)	NA ³	5.3%	Yes	Cumulative ⁴	50,000	39,000	B
SR 125 to Vons Dwy (LOS F)	Yes	23.5%	Yes	Project	58,300	64,000	D
Vons Dwy to Eastlake Parkway (LOS E)	Yes	21.4%	Yes	Project	58,300	57,000	C
Eastlake Parkway South of Olympic Pkwy (LOS D)	Yes	2.0%	No	Not Significant	2	2	2
Olympic Parkway SR 125 to Eastlake Pkwy (LOS F)	NA ³	0.1%	No	Cumulative	75,000	75,000	D

Table Notes:

Source: LLG

- 1 The GMOC analysis shows adequate arterial LOS. Therefore impact is not significant.
- 2 Adjacent intersections are calculated to operate at LOS D.
- 3 Not applicable since segment operates at LOS F.
- 4 Cumulative impact since segment is not adjacent to project.

The results of the GMOC analysis are summarized in Table B.8. As seen in the table, in the AM peak hour, the decrease in speed on the subject segment of Telegraph Canyon Road is 3.29 mph and the LOS is determined to deteriorate from LOS B to an acceptable LOS C, with project traffic. In the PM peak hour, the decrease in speed is calculated to be 1.21 mph and the LOS continues to be LOS B. Therefore, there are no significant street segment impacts on the segments of Otay Lakes Road in 2005.

Table B.8 Existing + Project Arterial Operations Telegraph Canyon Road from Paseo Ranchero to Otay Lakes Road*					
Peak Period and Direction	Existing		Existing with Project		Speed Decrease due to Project
	Speed	Los	Speed	LOS	
AM Westbound PM	36.48	B	33.19	C	3.29 mph
Eastbound	41.37	B	40.16	B	1.21 mph

* Segment listed in GMOC ordinance

II.5.3.1.13. FINANCING TRAFFIC IMPROVEMENTS:

A. Transportation Development Impact Fees (TDIF):

The developer will be required to pay the Transportation Development Impact Fees (TDIF) in effect at the time building permits are obtained. The TDIF Ordinance sets forth the calculation of development impact fees for the transportation improvements and Interim Pre-SR-125. The TDIF was last updated on October 1, 2001. The current fee is \$6,240 per Equivalent Dwelling Unit (EDU) as may be amended from time to time. Each new single-family detached dwelling shall be considered one EDU, as currently set forth in this fee. A single-family attached dwelling shall be 0.8 EDU's, as currently set forth in this fee. A unit within a multi-family dwelling shall be considered 0.6 EDU's, as currently set forth in this fee. Commercial/Office (under five stories in height) shall be charged at the rate of 25.0 EDU's per gross acre of land. The EDU rate for each CPF use shall be charged at the rate of 4.0 EDU's per gross acre of land. However, development by public agencies and non-profit agencies are exempted from the TDIF ordinance (City Council Ordinance 2671).

Under the proposed EastLake Village Center North Supplemental SPA Plan, the total number of EDU's by Phase for Transportation and Interim SR-125 Facilities is 1,597, in accordance with the requirements of these fees. Table B.9 provides an estimate of TDIF fees. However, the table does not include any credits that may be available to the developer.

Table B.9		
EastLake Village Center North TDIF Fees		
Land Use	EDU's	Transportation Fee @ \$6,240/EDU
VC-1	953	\$5,946,720
VC-2	234	\$1,460,160
E-10/BC-3	410	\$2,558,400
Total	1,597	\$9,965,280

The current Interim Pre-SR-125 Development Impact Fee is \$820 per EDU, as may be amended from time to time. The same EDU rates apply to the Interim Pre-SR-125 Development Impact Fee as for the Transportation Development Impact Fee. Table B.10 provides an estimate of Interim SR-125 DIF Fees. However, the table does not include any credits that may be available to the developer.

Table B.10		
EastLake Village Center North Project Interim SR-125 DIF Fees		
Development Phase	EDU's	Interim SR-125 Fee @ \$820/EDU
VC-1	953	\$781,460
VC-2	234	\$191,880
E-10/BC-3	410	\$336,200
Total	1,597	\$1,309,540

B. Traffic Signal Fees:

Future development within the EastLake Village Center North project will be required to pay Traffic Signal Fees. The fee is calculated at \$23.00 per vehicle trip generated per day for various land use categories

Table B.11 EastLake Village Center North Traffic Signal Fees		
Land Use	Non-Residential Trips	Traffic Signal Fee @ \$23/Trip
VC-1	21,500	\$494,500
VC-2	8,830	\$203,090
E-10/BC-3	6,026	\$138,598
Total	36,356	\$836,188

II.5.3.1.14. THRESHOLD COMPLIANCE AND REQUIREMENTS:

Based upon the *Traffic Impact Analysis for EastLake Village Center North*, dated May 8, 2002, prepared LL&G, threshold compliance is projected to be maintained with implementation of the identified measures and improvements and the payment of the TDIF Fees. The following measures are recommended to maintain compliance with city threshold standards:

- A. Threshold compliance shall continue to be monitored through the annual congestion monitoring program
- B. EastLake Village Center North shall be conditioned to pay TDIF Fees, Interim Pre-SR-125 DIF Fees and Traffic Signal Fees at the rate in effect at the time building permits are issued
- C. Developer shall also acknowledge and agree that notwithstanding the foregoing thresholds, the City may issue building permits if the City decides, in its sole discretion, that any of the following has occurred: 1) traffic studies demonstrate, to the satisfaction of the City Engineer, that the circulation system has additional capacity without exceeding the GMOC traffic threshold standards; 2) other improvements are constructed which provide additional necessary capacity; or 3) the City selects an alternative method of implementing the GMOC standards. These traffic studies would not require additional environmental review under CEQA; however, any improvements proposed in these traffic studies would be subject to additional environmental reviews as required. The above noted agreement shall run with the entire land contained within the Project
- D. The threshold measures outlined in Table B 12 are required to mitigate cumulative and direct project impacts.

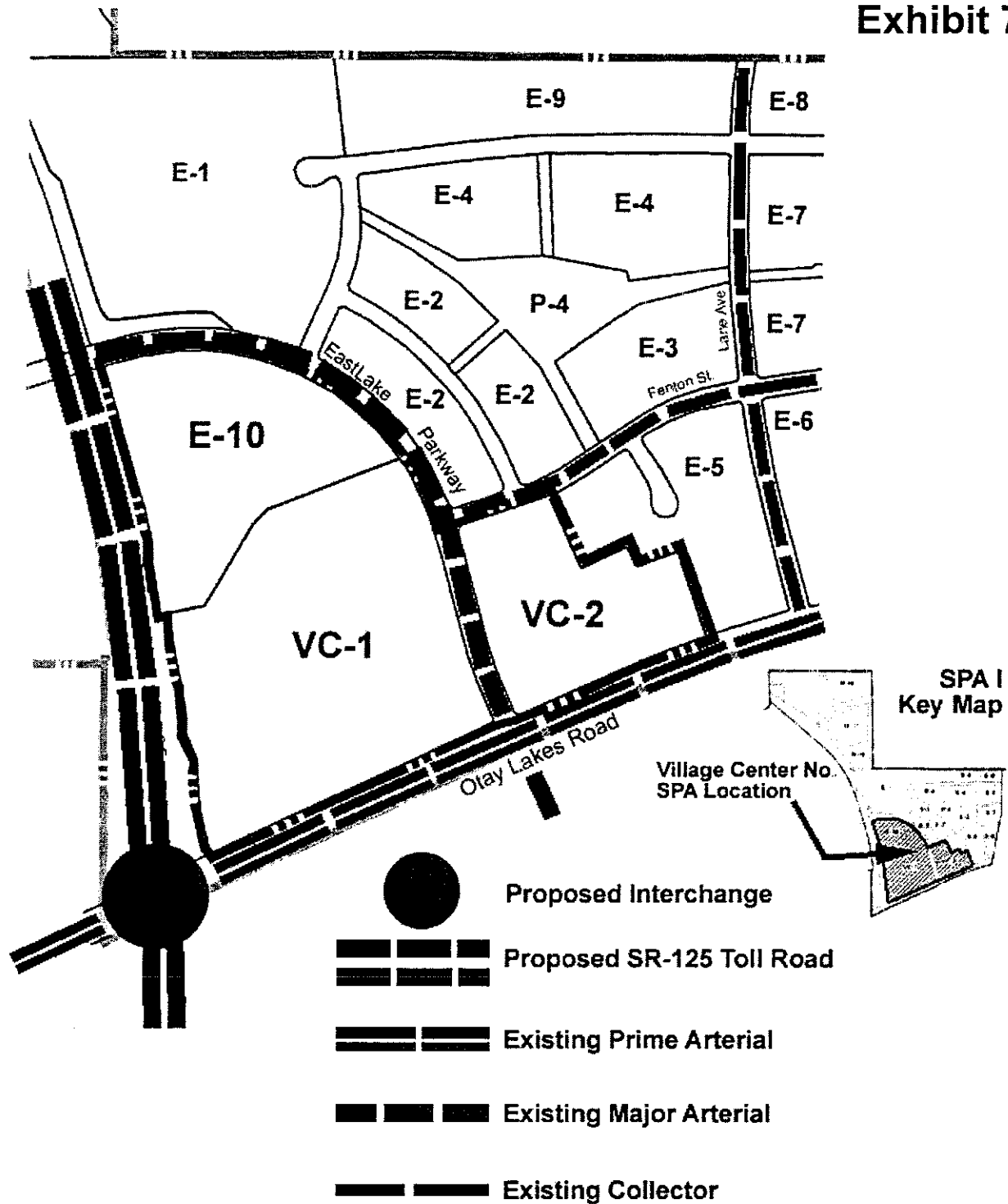
<p align="center">Table B.12 Threshold Compliance Required to Mitigate Traffic Impacts</p>			
Threshold Requirements for Direct Impacts	Verified by	Verification Timing	Responsible Party
1. Prior to approval of the Parcel Map for VC-1, the Applicant shall construct and secure the north leg of Otay Lakes Road/Project Driveway/Vons driveway intersection and provide one left-turn lane one through/right lane one right-turn lane and dual eastbound left-turn lanes and corresponding signal improvements (for details see Figure 27 from the LL&G Traffic Impact Analysis in MND 01-042).	To the satisfaction of the City Engineer	VC-1 Parcel Map	Applicant
2. Prior to approval of the Parcel Map for VC-1, the Applicant shall construct and secure the extension of the existing southbound right-turn lane on EastLake Parkway from Otay Lakes Road to the right-in/right-out driveway accessing VC-1. The Applicant shall also provide a fourth westbound through lane on Otay Lakes Road from EastLake Parkway to the project driveway such that the southbound right-turn movement is free and provide an island to direct the flow of traffic unless otherwise approved by the City Engineer (for details see Figure 27 from the LL&G Traffic Impact Analysis in MND 01-042).	To the satisfaction of the City Engineer	VC-1 Parcel Map	Applicant
3. Prior to approval of the Parcel Map for VC-1, the Applicant shall construct and secure the necessary improvements for providing a fully activated traffic signal at the Otay Lakes Road/EastLake Parkway intersection including interconnect wiring, mast arms, signal heads and associated equipment, underground improvements, standards and luminaries.	To the satisfaction of the City Engineer	VC-1 Parcel Map	Applicant
4. Prior to approval of the Parcel Map for VC-1, the Applicant shall construct and secure a fully activated traffic signal at the Fenton Street/EastLake Parkway intersection, including interconnect wiring, mast arms, signal heads and associated equipment, underground improvements, standards and luminaries and provide the following intersection geometry (for details see Figure 27 from the LL&G Traffic Impact Analysis in MND 01-042): Northbound – Two left-turn lanes, one through lane and one shared through/right lane Eastbound – One shared through/left and one right-turn lane. Southbound – Two left-turn lanes, one through lane and one shared through/right lane Westbound – Two left-turn lanes and one shared through/right lane. In addition, the applicant shall provide for 200 feet of storage for the planned dual southbound left-turn lanes. If only one lane is provided a storage length of 350 feet would be necessary.	To the satisfaction of the City Engineer	VC-1 Parcel Map	Applicant
5. Prior to approval of the Parcel Map for VC-1, the Applicant shall construct and secure a fourth westbound lane from the project driveway to the SR-125 northbound on-ramp	To the satisfaction of the City Engineer	VC-1 Parcel Map	Applicant
6. Prior to issuance of the first Building Permit for development within BC-3 (E-10) and as determined by the City Engineer, the Applicant shall construct and secure a fully activated traffic signal at the Miller Drive/EastLake Parkway intersection including interconnect wiring, mast arms, signal heads and associated equipment, underground improvements, standards and luminaries and provide the following intersection geometry (for details see Figure 27 from the LL&G Traffic Impact Analysis in MND 01-042): Northbound – One left-turn lane, one through lane and one shared through/right lane Eastbound – One shared left/through/right lane and one right-turn lane Southbound – One left-turn lane, one through lane and one shared through/right lane. Westbound – One left-turn lane and one shared through/right lane.	To the satisfaction of the City Engineer	E-10 (BC-3) Building Permit/Improvement Plans	Applicant

Table B.12 Continued
Threshold Compliance Required to Mitigate Traffic Impacts

Threshold Requirements for Direct Impacts	Verified by	Verification Timing	Responsible Party
7. Prior to the issuance of Building Permits for development within the E-10 (BC-3) and VC-2 parcels the Applicant shall construct and secure the intersection improvements at the project access driveways to the satisfaction of the City Engineer as shown in Figure 27 from the LL&G Traffic Impact Analysis in MND 01-042	To the satisfaction of the City Engineer	VC-2 & E-10 (BC-3) Building Permit/ Improvement Plans	Applicant
8. Prior to issuance of the first Building Permit for development within parcel E-10 (BC-3) and as determined by the City Engineer the Applicant shall construct and secure a 250-foot long northbound left-turn lane at the Miller Drive/EastLake Parkway intersection	To the satisfaction of the City Engineer	E-10 (BC-3) Building Permit/ Improvement Plans	Applicant
Threshold Requirements for Cumulative Impacts	Verified by	Verification Timing	Responsible Party
9a. The City of Chula Vista will initiate and direct a General Plan Update to designate Olympic Parkway from SR-125 to EastLake Parkway as an Enhanced Prime Arterial with eight lanes.	To the satisfaction of City Engineer Director of Planning & Building and CALTRANS	In conjunction w/ General Plan Update	City responsible for the GPA
9b. The Applicant shall contribute a fair share (TDIF) toward the construction of the two additional lanes	To the satisfaction of City Engineer	VC-1, VC-2 & E-10/BC-3 Building Permit	Applicant
10a. The City of Chula Vista will initiate and direct a General Plan Update to designate Otay Lakes Road from SR-125 to EastLake Parkway as an Enhanced Prime Arterial with seven lanes.	To the satisfaction of City Engineer Director of Planning & Building and CALTRANS	In conjunction w/ General Plan Update	City responsible for the GPA
10b. The Applicant shall contribute a fair share (TDIF) toward the construction of the additional lane	To the satisfaction of City Engineer	VC-1, VC-2 & E-10/BC-3 Building Permit	Applicant
11. Prior to issuance of Building Permits for development within VC-1 VC-2 and E-10/BC-3, the Applicant shall contribute a fair share (TDIF) toward widening of Otay Lakes Road from H Street to Telegraph Canyon Road to six lanes or toward intersection improvements which provides additional capacity along Otay Lakes Road.	To the satisfaction of the City Engineer	VC-1, VC-2 & E-10/BC-3 Building Permit	Applicant
12. Prior to issuance of Building Permits for development within VC-1, VC-2, and E-10/BC-3 the Applicant shall contribute a fair share (TDIF) toward the widening of Otay Lakes Road from Bonita Road to H Street to six lanes or toward an intersection improvement, which provides additional capacity along Otay Lakes Road.	To the satisfaction of the City Engineer	VC-1, VC-2 & E-10/BC-3 Building Permit	Applicant
13. Prior to approval of the Parcel Map for VC-1, the Applicant shall construct and secure a second southbound left-turn lane at the Eastlake Parkway/Otay Lakes Road intersection, to provide the necessary left-turn storage length required. Minimum storage to be 250 feet in a single lane or in dual lanes combined (for details see Figure 27 from the LL&G Traffic Impact Analysis in MND 01-042)	To the satisfaction of the City Engineer	VC-1 Parcel Map	Applicant

Circulation

Exhibit 7



Village Center North Supplemental SPA Plan

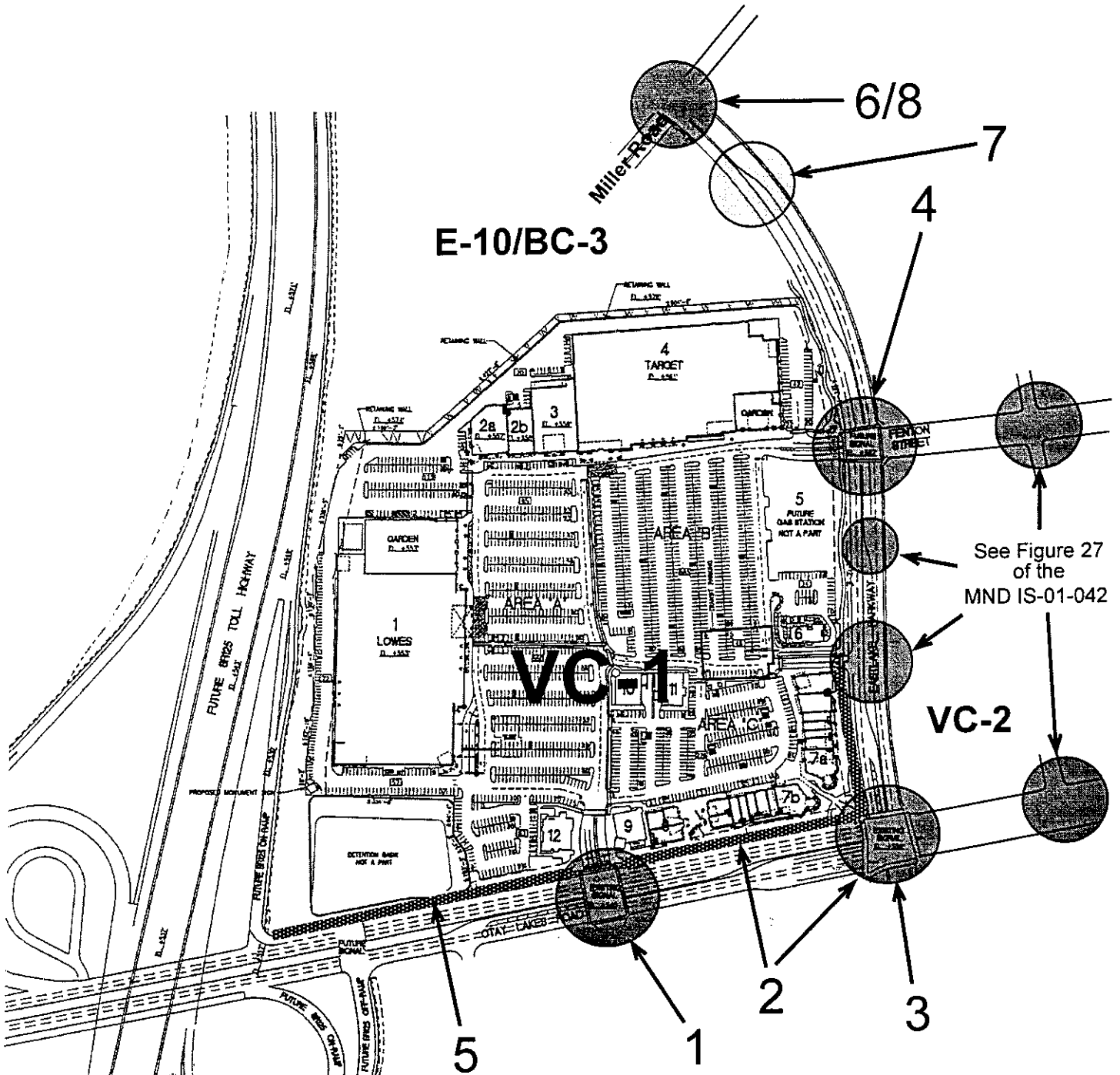
EASTLAKE I
A planned community by The EastLake Company

Cinti Land Planning
San Diego, CA (619) 223-7098

10/1/01

Circulation Improvements

Exhibit 8



This exhibit correlates to Table B.12

N
No Scale

II.5.3.2. POLICE

II.5.3.2.1 CITY THRESHOLD STANDARDS:

- A. Emergency Response: properly equipped and staffed police units shall respond to 84 percent of "Priority One" emergency calls within seven (7) minutes and maintain an average response time to all "Priority One" emergency calls of 4.5 minutes or less, measured annually.
- B. Urgent Response: Properly equipped and staffed police units shall respond to 62 percent of "Priority Two" Urgent calls within seven (7) minutes and maintain an average response time to all "Priority Two" calls of seven (7) minutes or less measured annually.

II.5.3.2.2. EXISTING CONDITIONS:

The Chula Vista Police Department (CVPD) provides law enforcement services to the area encompassing the EastLake Village Center North Supplemental SPA. The CVPD is located at 276 Fourth Avenue in Chula Vista. Currently, CVPD maintains a staff of approximately 213 sworn officers and approximately 101 civilian and support personnel. The Department has been authorized 227 sworn officers and 112 civilian staff. The Department is recruiting new officers and has approximately 31 officers in training. The EastLake Village Center North Supplemental SPA is within Police Patrol Beat 24 that is served by at least one patrol car 24 hours per day. In addition, the CVPD is planning new facilities to be located at 4th and F Street.

II.5.3.2.3. ADEQUACY ANALYSIS:

Based upon the Growth Management Oversight Commission 2000 Annual Report dated May 18, 2001, both measures for Priority Calls for Service (CFS) were not met. During the reporting period, the Police Department responded to 75.9% of Priority I emergency calls within 7 minutes as opposed to the 84% threshold. The average Priority I call response time was 5:50 minutes compared to the 4:30 minute threshold time. Forty six point four percent (46.4%) of Priority II urgent calls were responded to within 7 minutes compared to the 62% threshold. The average Priority II call response time was 9:37 minutes compared to the 7:00 minute threshold time.

Police response time consists of dispatch and travel. Dispatch is the time between when a call is received and when a unit is given instructions to proceed to the location. Travel time is the actual duration from receiving instructions to arriving at the location. Errors in the manner dispatch time was calculated in originally setting the threshold in 1987 have been known for several years, but it has only been with the recent implementation of a more sophisticated computer assisted dispatch (CAD) system that the errors could be comprehensively and objectively assessed. With the assistance of the City of Chula Vista's Special Projects Division the Police Department has conducted such an investigation. The error in

establishing the original threshold is reported to have occurred because of two principal reasons, these are:

- The use of manual punch cards resulted in human error compared to the current use of computer-aided dispatch (CAD).
- In order to account for natural statistical variations in data from year to year, a factor of 2.5% is typically applied. This was applied to the 1988 percentage threshold, but not the average response time thresholds.

The GMOC recognized that an error occurred in calculating the original dispatch time used to establish the current threshold. Therefore, the GMOC recommended that the City Council approve the Police Department's request for the threshold change. Further, the GMOC strongly recommended that beginning in June 2001 the Police Department conduct a vigorous and thorough public information campaign so that the reason for the threshold correction is clearly understood by the community. The GMOC recommended that the Police Department bring the proposed amendment to the threshold standard before the City Council for action no later than December 31, 2001. The City Council public hearing to adopt the corrected police threshold standard is scheduled for May 2002.

In analyzing the historic data, the report indicates that the original Priority I Threshold should have been set at 81% of calls within 7 minutes, with an average response time of 5.5 minutes. The Priority II Threshold should have been set at 57% of calls within 7 minutes with an average response time of 7.5 minutes or less (measured annually). The Report recommends that the Police Threshold Standard be adjusted to these rates. It is important to note that even if these adjustments were made, current response time levels would still not be in compliance (i.e. current Priority I call response rate is at 75.9% compared to the proposed, adjusted 81% standard).

In response to non-compliance response times, the Police Department is currently, or plans to implement, several initiatives. This is viewed as a related second measure for the Police Threshold Standard to ultimately come into compliance. And, even if the Threshold Standard is met these initiatives are expected to continue. These initiatives are:

- A. Addition of an extra police car in the Eastern beats on swing and day shifts, beginning July 13, 2001.
- B. Change in deployment method through the use of patrol teams and comprehensive training program, beginning July 13, 2001.
- C. Reduced officer vacancies through a planned advance hire program beginning July 1, 2001.
- D. Implementing programs to reduce false alarms— under development.
- E. A newly hired police research analyst is examining response options and call prioritization and dispatch policies and procedures. A dispatch staffing study is scheduled to be conducted by the City Manager's Office of Budget and Analysis - ongoing and under development.

- F. The Fire Department's switch to Heartland as their dispatch provider was approved May 1, 2001. This is expected to increase efficiency in the police dispatch service since police dispatch will be the sole focus of dispatchers.
- G. The Police Department has begun the process of upgrading mobile data computers (MDCs). A total of 49 were funded this year. The new MDC's will enable the Department to computerized in-car mapping which will help to ascertain the quickest route to call locations. The in-car mapping software and interface is not yet funded.
- H. The city has entered into a 5-year Memorandum of Understanding with the Police Officers Association with the expectation that this will help retain existing sworn staff and, therefore, reduce patrol turnover.

II.5.3.2.4. POLICE FACILITY ANALYSIS:

The EastLake Village Center North SPA development will not increase the demand for police service in the project area. The proposed EastLake Village Center North Supplemental SPA Plan essentially removes the 1992 EastLake I Amendment. The purpose of that amendment was to permit the Kaiser Permanente Medical Center to occupy approximately 30 acres of the EastLake Village Center North. The EastLake I SPA Plan Amendment PFFP, June 12, 1992, stated that "the Amendment and the Medical Center would not affect the number of personnel or amount of facilities required in this area since department needs for development of the project site were reviewed and addressed with the previously adopted EIR.

II.5.3.2.5. DEVELOPMENT PHASING

One primary phase of development is proposed by the developer due to the need of the project development to complete infrastructure improvements in a single increment. However, actual construction of individual building sites may occur over a several year period, as has been experienced within the existing Village Center/Business Center.

II.5.3.2.6. FINANCING POLICE FACILITIES

In January, 1991 the City of Chula Vista City Council adopted Ordinance No. 2320 establishing a Development Impact Fee to pay for various public facilities within the City of Chula Vista. The facilities are required to support future development within the City and the fee schedule has been adopted in accordance with Government Code Section 66000. The PFDIF was updated by the Chula Vista City Council on March 26, 2002 by adoption of Ordinance 2855. The current fee for residential development is \$4,888 per EDU and for non-residential development \$20,860 per acre. The portion of the fee attributable to police services in the proposed program is \$8,175 per acre.

The EastLake Village Center North project is within the boundaries of the PFDIF Program and, therefore, the project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the EastLake Village Center North Supplemental SPA Plan obligation at buildout is \$521,892.

Table C Police Fee For EastLake Village Center North			
Development	Acres	Police Fee/Acre	Police Fee for EastLake Village Center North
EastLake Village Center North	63.84	\$8,175	\$521,892

II.5.3.2.7. THRESHOLD COMPLIANCE AND REQUIREMENTS

- A. The City will continue to monitor police responses to calls for service in both the Emergency (priority one) and Urgent (priority two) categories and report the results to the GMOC on an annual basis.
- B. The CVPD will implement the aforementioned police department initiatives to meet threshold compliance response times.
- C. Compliance will be satisfied with the payment of Public Facilities Fees. The proposed project will be required to pay public facilities fees for police services based on equivalent dwelling units at the rate in effect the time building permits are issued.

II.5.3.3. FIRE AND EMERGENCY MEDICAL

II.5.3.3.1. THRESHOLD STANDARD:

Emergency response: Properly equipped and staffed fire and medical units shall respond to calls throughout the City within seven (7) minutes in 85 percent (current service to be verified) of the cases (measured annually).

II.5.3.3.2. EXISTING CONDITIONS:

The City of Chula Vista Fire Department (CVFD) provides fire and Emergency Medical Services (EMS). The City also has county wide mutual and automatic aid agreements with surrounding agencies should the need arise for their assistance. The purpose of the Threshold Standards and the monitoring of response times are to maintain and improve the current level of fire protection and EMS in the City. Fire/EMS facilities are provided for in the *Fire Station Master Plan*, dated August 14, 1997. The Fire Station Master Plan indicates that the number and location of fire stations primarily determine response time. The Master Plan evaluates the planning area's fire coverage needs, and recommends a nine (9)-station network at build out to maintain compliance with the threshold standard. There are currently 6 city stations and 1 fire protection district station serving the City of Chula Vista. Table D lists the existing and future stations.

Table D FIRE STATION INVENTORY		
Chula Vista Existing Facilities	Location	
Station #1	447 "F" Street	
Station #2	80 East "J" Street	
Station #3	1410 Brandywine	
Station #4 + Fire Training Tower	850 Paseo Ranchero	
Station #5 (Montgomery)	391 Oxford Street	
Interim Station #6	975 Lane Avenue	
Fire Prevention Bureau	447 "F" Street	
Fire Administration	447 "F" Street	
County Fire Protection District Facility¹⁰		
Bonita/Sunnyside Fire Protection Dist.	4900 Bonita Road	
Planned Facilities		Cost Estimate¹¹
Station #5 (to be reconstructed)	391 Oxford Street	\$1,200,000
Station #6 (permanent facility)	Rolling Hills Ranch/Mt. Miguel	\$1,000,000
Otay Ranch #7	Village 2	\$6,100,000
EastLake Trails/Woods #8	EastLake Trails/Woods	None Established
Otay Ranch #9	Village 13	None Established
Other Capital Improvements		
Public Safety Communications (CAD/RMS)	Dispatch Center	\$4,612,050
Public Safety Communications (800MHz)	Citywide	None Established
Brush Engine	Eastern Territories	\$225,000

¹⁰ The City of Chula Vista has an Automatic Aid Agreement with Bonita/Sunnyside and the cities of National City, Imperial Beach, Coronado and San Diego

¹¹ Cost Estimates are approximate figures and subject to refinement by the City of Chula Vista.

II.5.3.3.3. ADEQUACY ANALYSIS:

Based upon the Growth Management Oversight Commission 2000 Annual Report dated May 18, 2001, the measure for Emergency Response was not met. During the reporting period, the Fire Department responded to 79.7% of emergency calls within 7 minutes as opposed to the 85% threshold.

Fire/EMS response time consists of dispatch, turnout and travel. Dispatch is the time between when a call is received and when a unit is given instructions to proceed to the location. Turnout is the time it takes to become equipped and prepare the vehicles to leave the station. Travel time is the duration of time from leaving the station (Fire Trucks start rolling) to arrival at the location. Errors in the manner dispatch and turnout time was originally calculated in 1987 have been known for several years, but it has only been with the recent implementation of a more sophisticated computer assisted dispatch system that the errors could be comprehensively and objectively assessed. With the assistance of the City of Chula Vista's Special Projects Division, the Fire Department has identified and quantified the error in the manner the original dispatch/turnout time was calculated.

The lack of standardization and human error in the use of manual punch cards caused dispatch and turnout time to be underestimated when the original threshold was established in 1988. The more sophisticated CAD system in use over the last few years allowed for an analysis that concluded dispatch and turnout time was erroneously shortened. The original estimate was .3 minutes for dispatch and 1 minute for turnout. Now, it has been concluded that correct turnout and dispatch should be .4 and 1.6 minutes respectively for a total of 2 minutes. In keeping the overall response time target the same at 7 minutes, the proportion of calls that can be reached with a 5-minute travel time is 80%. This then becomes the corrected response target. Further, the GMOC recommended that the Fire Department amend the current threshold of 85% to 80% and bring the amendment before the City Council no later than December 31, 2001. The City Council public hearing to adopt the corrected fire threshold standard is scheduled for May, 2002.

Table D.1		
Existing, Proposed and Actual Threshold Standard Comparison		
Threshold Standard	Percent of response within 7 minutes	Response Time Threshold Standard
Existing Threshold Emergency Response	85.0	7 minutes
Proposed Corrected Threshold Emergency Response	80.0	7 minutes
Actual Threshold Emergency Response	79.7	7 minutes

Although close, even with the threshold correction, Fire/EMS response time remains in violation of the threshold.

Currently, the CVFD serves areas within the City's boundaries including the EastLake Village Center North area. The closest existing or planned CVFD stations to the project site are:

- Fire Station #4, located at 850 Paseo Ranchero in Rancho del Rey (7 miles).
- Interim Fire Station #6, EastLake Business Park at 975 Lane Avenue (5 miles).
- Planned Fire Station #8, to be located (3 miles).

Two fire stations are in close proximity to the project site. One, a temporary facility, is located in the EastLake Business Center, less than one mile to the east of the project site. The station will be relocated to a new permanent site as the City's Fire Master Plan is implemented. The final location of the new permanent site has yet to be determined. It is anticipated that the site will be in close proximity to EastLake Village Center North. A second station is located approximately 5 minutes away at 850 Paseo Ranchero within the Rancho del Rey community to the west of EastLake.

The EastLake Village Center North project is within the existing Fire and EMS Facility response times that meet the Threshold Standards.

II.5.3.3.4. FIRE & EMS FACILITY ANALYSIS:

The Chula Vista Fire Department currently does not meet the current threshold for fire protection for the EastLake area. The proposed change in the threshold will nearly bring the CVFD into compliance. This change is anticipated to be approved by the City Council. Development of EastLake Village Center North project is not anticipated to change the need for fire service in the area. Interim Fire Station No. 6, located at 975 Lane Avenue in Business Center 1, would be the primary station to serve EastLake Village Center North. In the long term, Fire Station No. 6 will be relocated to East "H" Street and Mount Miguel Road and Fire Station No. 8 will be constructed in EastLake Trails/Woods.

II.5.3.3.5. FINANCING FIRE & EMS FACILITIES:

In January, 1991 the City of Chula Vista City Council adopted Ordinance No. 2320 establishing a Development Impact Fee to pay for various public facilities within the City of Chula Vista. The facilities are required to support future development within the City and the fee schedule has been adopted in accordance with Government Code Section 66000. The Public Facilities Development Impact Fee was updated by the Chula Vista City Council on March 26, 2002 by adoption of Ordinance 2855. The current fee for residential development is \$4,888 per EDU and for non-residential development \$20,860 per acre. The portion of the fee attributable to Fire & EMS services in the proposed program is \$2,245 per acre.

The EastLake Village Center North project is within the boundaries of the PFDIF Program and, therefore, the project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the EastLake Village Center North Supplemental SPA Plan obligation at buildout is \$143,320.

Table D.2 Fire/EMS Fee For EastLake Village Center North			
Development	Acres	Fire Fee/Acre	Fire & EMS Fee
EastLake Village Center North	63.84	\$2,245	\$143,320

By prior agreement, the EastLake Development Company established a credit in the amount of \$616,153.00 by establishing the temporary fire station in the EastLake Business Center. In recognition of the cost of this facility, the City has been providing credits towards the payment of the fire component of the Public Facilities DIF amount. As of December 19, 2001, the remaining credit balance was approximately \$200,000 (per City of Chula Vista). It is intended that the fire component of the PFDIF calculated in Table D 2 above will further reduce this credit balance, if any.

II.5.3.3.6 THRESHOLD COMPLIANCE AND REQUIREMENTS:

- A. The City will continue to monitor fire department responses to emergency fire and medical calls and report the results to the GMOC on an annual basis.
- B. The EastLake Village Center North shall pay public facilities fees at the rate in effect at the time building permits are issued.

II.5.3.4. SCHOOLS

The proposed project will not generate an increase in dwelling units or population in the project area. Therefore, the development of the EastLake Village Center North project will not result in a need for new or altered school facilities or services. However, the applicant will be required to pay school fees at the rate in effect at the time building permits are issued.

II.5.3.5. LIBRARIES:

The proposed project will not generate an increase in dwelling units or population in the project area. Therefore, development of the EastLake Village Center North project will not result in a need for Library services. Further, Library PFDIF fees are not required for non-residential developments.

II.5.3.6. PARKS AND RECREATION:

The proposed project will not generate an increase in dwelling units or population in the project area. Therefore, the development of the EastLake Village Center North project will not trigger public park-land dedication and improvement requirements.

II.5.3.7 WATER

II.5.3.7.1 CITY THRESHOLD STANDARDS:

- A. Developer will request and deliver to the City a service availability letter from the Water District for each project, as defined by the City
- B. The City shall annually provide the San Diego County Water Authority, the Sweetwater Authority, and the Otay Water District with a 12 to 18 month development forecast and requests an evaluation of their ability to accommodate the forecast and continuing growth. The Districts' replies should address the following:
 - 1 Water availability to the City and Planning Area, considering both short and long term perspectives
 - 2 Amount of current capacity, including storage capacity, now used or committed.
 - 3 Ability of affected facilities to absorb forecasted growth.
 - 4 Evaluation of funding and site availability for projected new facilities.
 - 5 Other relevant information the District(s) desire(s) to communicate to the City and GMOC

The growth forecast and water district response letters shall be provided to the GMOC for inclusion in its review.

II.5.3.7.2 EXISTING CONDITIONS:

The Otay Water District (OWD) will provide water service for EastLake Village Center North project. Annexation into Improvement Districts (I.D.) 22 will be required prior to water service being provided. The OWD has existing facilities in the vicinity of the project that can provide water service. The OWD will also be the purveyor of recycled water to the project and has existing facilities in the vicinity of the project. This document will provide recommendations for improvements needed to provide water service to the proposed development

The OWD utilizes the 1995 *Water Resources Master Plan* prepared by Montgomery Watson. This document is the planning document used for all future CIP water facilities work. An environmental impact report was also prepared to assess the impacts of the Master Plan.

This section of the PFFP is based upon the EastLake Village Center North Supplemental SPA Water Analysis dated February 2002, by PBS&J.

II.5.3.7.3 WATER FACILITY ANALYSIS

- A. Potable Water:
The design criteria implemented to evaluate the potable water systems for the Project area are established in accordance with the aforementioned 1995 Water Resources

Master Plan. The design criteria are utilized for analysis of the existing water system as well as for design and sizing of proposed improvements and expansions to the existing system to accommodate demands of the proposed Project.

1. **Pressure Zones:** OWD has established criteria to determine pressure zone boundaries within new and existing developments. Minimum pressure criteria are based on maximum day and fire flow requirements while maximum pressure limitations are imposed to protect internal residential and commercial building water piping from failure under static and transient operating conditions. Maintaining water pressures within the limitations summarized in Table E will also protect the water distribution system piping, valves, pumps, and other appurtenances from premature failure or increased maintenance requirements.

Table E		
Water Pressure Criteria		
Operating Condition	Criteria	Pressure
Static ⁴	Minimum Pressure	65 psi
Static ¹²	Maximum Pressure	200 psi
Peak Hour	Minimum Pressure	40 psi
Maximum Day plus Fire Flow	Minimum Pressure	20 psi

The potable water distribution system is typically designed to maintain static pressures between 65 pounds per square inch (psi) and 200 psi. The potable water distribution system has been designed to yield a minimum of 40 psi residual pressure at any location under peak hour demand flows and a minimum residual pressure of 20 psi during maximum day demand (MDD) plus fire flow conditions. In addition, potable water mains are sized to maintain a maximum velocity of 10 feet per second (fps) under a maximum day plus fire flow scenario and a maximum velocity of 6 fps under peak hour flow conditions.

The supply of potable water to the Project will be furnished from existing and proposed District reservoirs, pump stations, and transmission mains. Based on District criteria and preliminary grading information, the Project will be served by the 980 Zone. It is anticipated that static pressures within the 980 Zone will range from approximately 167 psi to 188 psi.

2. **Water Consumption:** Projected potable water demands for the EastLake Village Center North project were computed by applying an average commercial unit demand of 1,785 gpd/ac as specified in the Master Plan. The projected average annual day demand (AAD) for the Project area is presented in Table E.1. The AAD demand for the Project was determined by applying the unit demand factors to the gross commercial acreage.

¹² Static pressure is based on high water level of operational reservoir.

Table E.1 Average Annual Day Potable Water Demands				
Parcel	Land Use	Area (acres)	Unit Demand	AAD Demand (gpd)
VC-1	Commercial Retail	38.1	1,785 gpd/ac	68,009
VC-2	Commercial/Professional and Administration ¹³	13.6	1,785 gpd/ac	24,276
E-10	Village Ctr. Employment	16.4	1,785 gpd/ac	29,274
Project Total		68.1		121,559

Source PBS&J

The total projected potable water demand for the Village Center North Project is approximately 0.122 million gallons per day (mgd)

The City of San Diego Domestic Peaking Factor Graph was utilized by PBS&J to determine the appropriate factor based on the average water demand. This peaking curve was also utilized in the District's 1995 Water Resources Master Plan and is included in Appendix B of the PBS&J Analysis for reference. The estimated MDD for the Project is 0.35 mgd (0.122 mgd x 3.1).

3. Fire Flows: The City of Chula Vista utilizes the Uniform Fire Code for determining required fire flows and durations for new development. Specific flows will ultimately depend on building type and size. Currently, the Chula Vista Fire Department does not provide planning-level fire flow requirements for commercial development. The 1995 OWD Master Plan was based on the 5,000 gpm flow for 5 hours in assessing storage capacity adequacy necessary pumping capacity and distribution piping requirements. PBS&J concluded that a commercial fire flow of 5,000 gpm for a minimum 5 hour duration and 20 psi residual pressure is consistent with the OWD Master Plan.

B. Recycled Water Demand Projections

PBS&J projected the recycled water demand for the project area by applying an average unit demand of 2,232 gpd/ac to the acreage to be irrigated with recycled water as specified in the OWD Master Plan. Landscape systems generally required a minimum of 65 psi at the meter to obtain adequate coverage of the irrigated area. It is expected that this minimum pressure can be achieved at all locations within the EastLake Village Center North project. The primary criteria for sizing recycled water lines is the ability to meet peak hour recycled water demands while maintaining the maximum pipeline velocity between 5 to 8 fps.

Table E.2 provides the projected recycled water demand for the EastLake Village Center North project. The estimated recycled water demand anticipated to be used for irrigation purposes is approximately 0.030 MGD.

¹³ Includes existing church on 4.26 acres within VC-2.

Table E.2 Projected Recycled Water Demands						
Parcel	Land Use	Acres	Percentage Irrigated	Irrigated Acreage	Recycled Water Factor (gpd/ac)	Average Recycled Water Demand (gpd)
VC-1	Commercial Retail	38.1	20%	7.62	2,232	17,000
VC-2	Commercial/Professional and Administration ¹⁴	13.6	20%	2.72	2,232	6,000
E-10	Village Ctr. Employment	16.4	20%	3.28	2,232	7,300
Project Total		68.1		13.62		30,400

Source: PBS&J

II.5.3.7.4 RECOMMENDED ON-SITE WATER DISTRIBUTION SYSTEM

A. Potable Water:

Currently, there are several capital improvement projects under construction in the 711 Zone that are necessary to support the expansion of the 980 Zone. A number of these projects being performed by the OWD or a developer are either under construction or planned for the near future.

1. 980 Zone: The EastLake Village Center North development project will receive potable water service from existing 980 Zone water system. The existing 980 Zone potable water facilities in the vicinity of the proposed project area were sized based on the projected flows established in the *Sub-Area Master Plan for EastLake* (SAMP) prepared by Black & Veatch in December 1990. The recently proposed land use changes resulted in revised projected flows, which are less than the estimated flows from the 1990 SAMP. Therefore existing potable water facilities in EastLake Parkway should have sufficient capacity to accommodate the projected project demands.

Exhibit 9 illustrates the existing 980 Zone distribution piping and the recommended improvements to be constructed as part of the project. It has not been determine if the onsite facilities will be publicly or privately owned. However, if it is determined that onsite facilities will be publicly owned, a redundant water system will be provided as required by the District.

2. Analysis of Proposed Facilities: The necessary area-wide water improvements (i.e., transmission mains, pump stations, reservoirs, etc.) to serve the EastLake Village Center North project have been physically constructed or financially committed. Sufficient water capacity and infrastructure exist to serve the EastLake Village Center North project.

¹⁴ Includes existing church on 4.26 acres within VC-2.

B Recycled Water Projects

It is anticipated that recycled water will be used to irrigate the project landscaping and manufactured slopes. Although landscape design drawings were not available at the time the PBS&J study was prepared, the recycled water demands are anticipated to be minimal. Projected recycled water demands are summarized in Table E.2 and are estimated at approximately 0.030 MGD. Since the projected recycled water demand is minimal and the existing facilities within the vicinity of the Project area are limited, it is not certain if the District will require that the Project area be irrigated with recycled water. However, if required by the District, recycled water would be available via a connection to the existing 20-inch recycled water pipeline in Otay Lakes Road.

Exhibit 10 shows the existing 944 Zone facilities in the vicinity of the Project area and the recommended improvements to be constructed as part of the EastLake Village Center North project if OWD requires that the project area be irrigated with recycled water.

II.5.3.7.5. FACILITY PHASING:

It is anticipated that the project water facilities will be built in one phase. The development of individual building sites will commence as the market dictates. Build-out of all building sites may occur over a several year period.

A. Potable Water:

Exhibit 9 illustrates the recommended improvements to be constructed as part of the Village Center North project. It has not been determined if the onsite facilities will be privately owned.

B. Recycled Water:

Exhibit 10 illustrates the recommended improvements to be constructed as part of the project if OWD requires that the Project area be served with recycled water.

II.5.3.7.6. FINANCING WATER FACILITIES:

A. Potable Water:

There are two methods of financing and construction of potable water facilities for the EastLake Village Center North. These methods are as follows:

1. **Capacity Fees:** OWD's Capital Improvement Program (CIP) provides for the design and construction of facilities by OWD. Through this program, OWD collects an appropriate share of the cost from Developers via the collection of capacity fees from water meter purchases. The capacity fees are collected upon the sale of water meters after building permit issuance according to OWD's fee schedule in effect at the time of sale.

CIP projects typically include supply facilities, pumping facilities, operational storage, terminal storage, and transmission mains. Specific CIP projects, if

required, are identified in OWD's approved SAMP. The OWD may require amendment to the SAMP for this project.

2. Exaction: The Developer designs and constructs facilities that serve their development only. Upon completion, the facilities are dedicated to OWD. According to OWD's policy No. 26, OWD will provide reimbursement for construction and design costs associated with development of these improvements.

B. Recycled Water:

OWD will use the capacity fees and exaction methods for financing and construction of CIP Recycled water facilities for The EastLake Village Center North

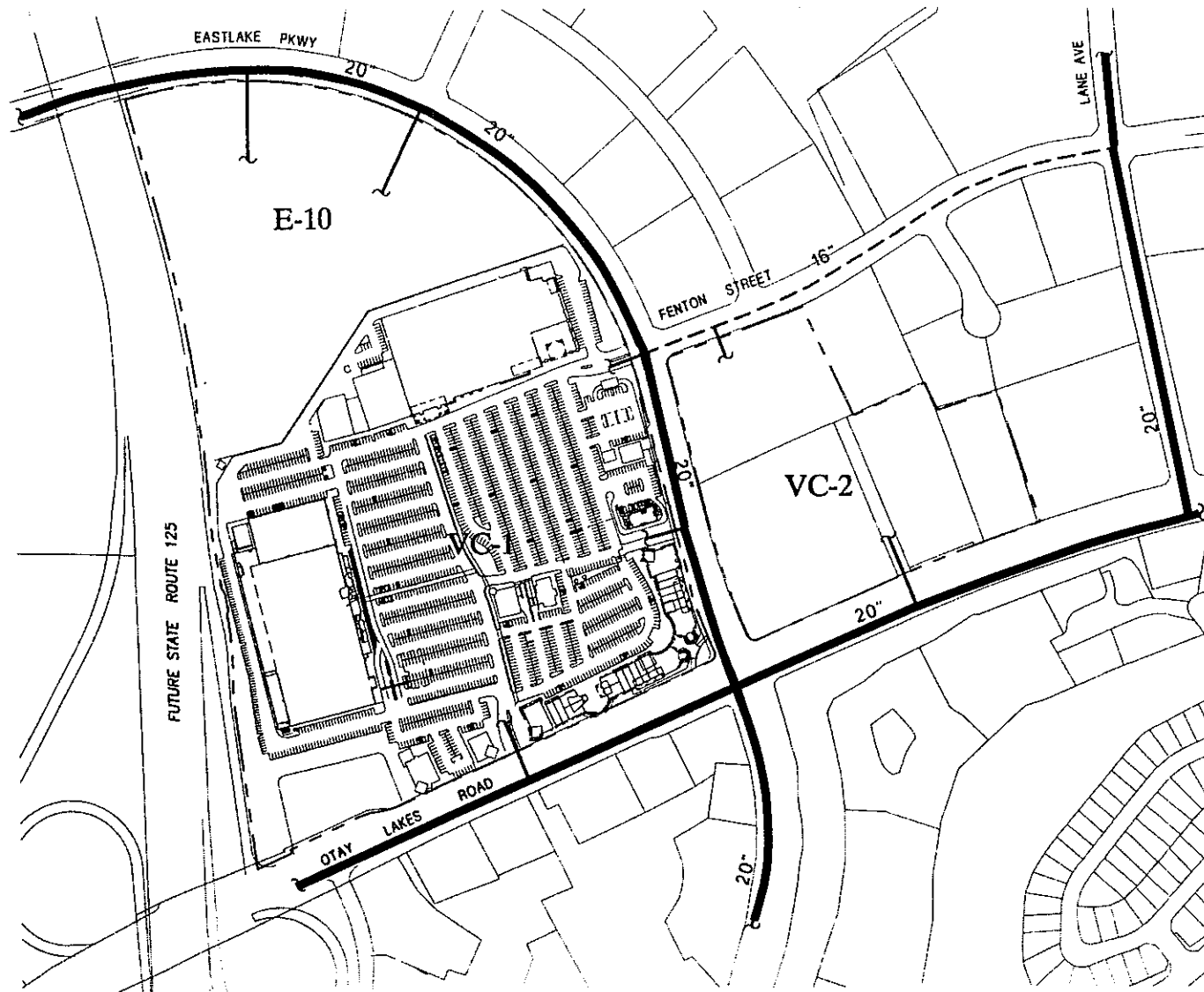
II.5.3.7.7. THRESHOLD COMPLIANCE AND REQUIREMENTS:

A. Potable Water:

1. The Developer shall request and deliver to the City a service availability letter from the OWD prior to recordation of the Parcel Map.
2. The developer shall provide water improvements according to an OWD approved SAMP for the EastLake Village Center North project. The construction of water facilities, based on the approved SAMP, shall be completed prior to the granting of occupancy permits.

B. Recycled Water:

The developer shall provide recycled water improvements according to an OWD approved SAMP and district requirements for the EastLake Village Center North project. Recycled water requirements for the project shall be coordinated by the OWD and the City of Chula Vista. The construction of recycled water facilities, based on the approved SAMP, shall be completed prior to the granting of occupancy permits.



**EXHIBIT 9
EXISTING AND PROPOSED
POTABLE WATER SYSTEM**

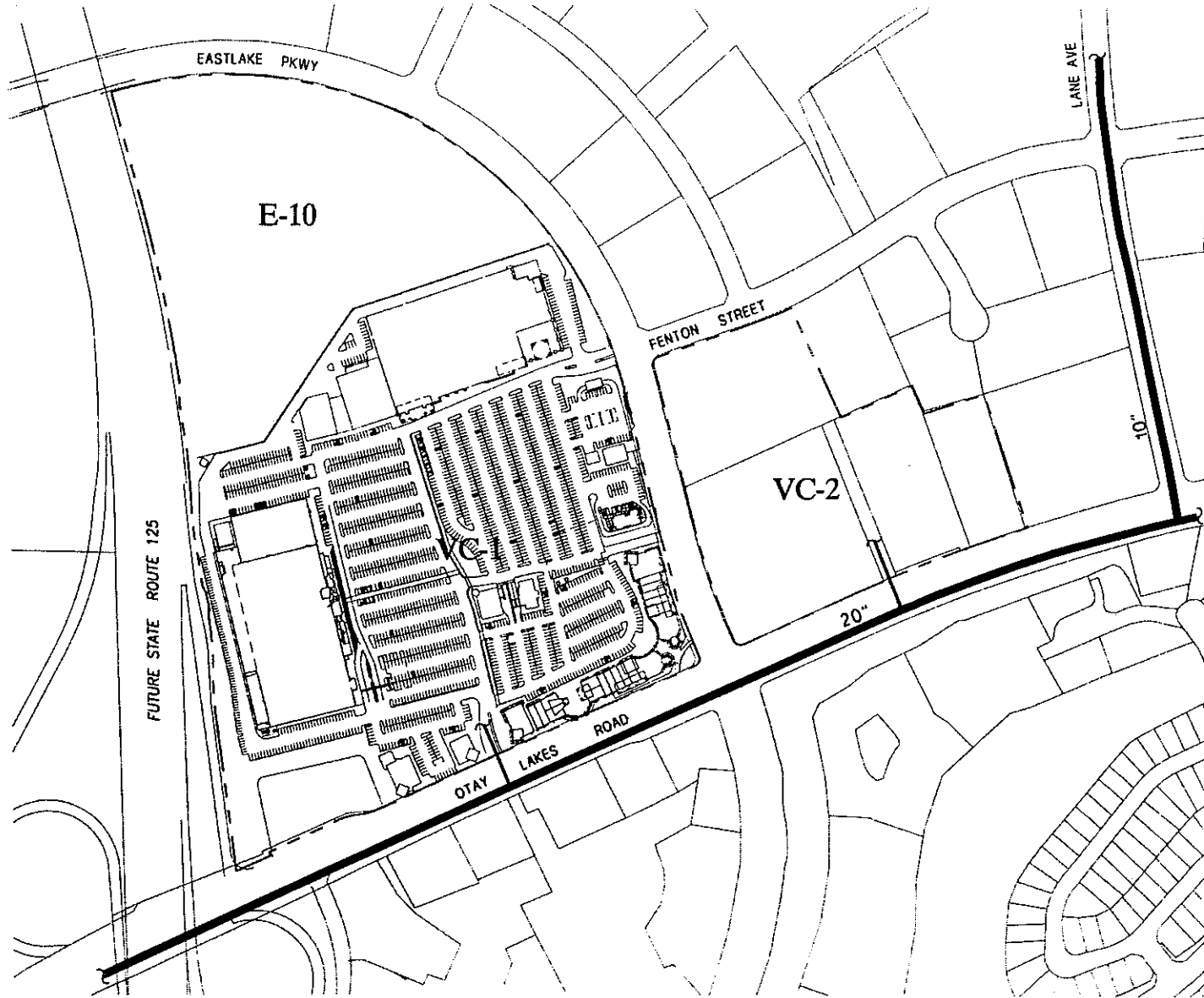


EXHIBIT 10
EXISTING AND PROPOSED
RECYCLED WATER SYSTEM

II.5.3.8. SEWER

5.3.8.1. CITY THRESHOLD STANDARDS:

- A. Sewage flows and volumes shall not exceed City Engineering Standards.
- B. The City annually provides the San Diego Metropolitan Sewer Authority (“Authority”) with a 12-18 month development forecast and requests confirmation that the projection is within the City's purchased capacity rights and an evaluation of their ability to accommodate the forecast and continuing growth, or the City Engineering Department staff gathers the necessary data. The information provided to the GMOC includes the following:
1. Amount of current capacity now used or committed.
 2. Ability of affected facilities to absorb forecast growth.
 3. Evaluation of funding and site availability for projected new facilities.
 4. Other relevant information.

II.5.3.8.2. EXISTING CONDITIONS:

Sewer service to the project site is provided by the City of Chula Vista. The EastLake Village Center North Supplemental SPA is located in the Telegraph Canyon drainage basin. The project will connect to the existing 15-inch diameter Telegraph Canyon Trunk Sewer in Otay Lakes Road either directly or via a sewer located in EastLake Parkway. The capacity of these facilities to serve the proposed project has been assessed in the *Revised EastLake Village Center North Sewer Analysis* prepared by Powell/PBS&J (March 2002).

The EastLake Company has proposed revisions to the adopted SPA Plan site utilization for the project. Adopted and proposed land uses for the Project are shown in Table F below.

Table F EastLake Village Center North Supplemental SPA Plan Adopted and Proposed Land Use for Sewer Facilities		
Land Use	Adopted Acreage	Proposed Acreage
E-10/BC-3 (Village Center	2.0	16.4
VC-1 (Village Center)	29.2	38.1
VC-2 (Village Center)	10.0	13.6 ¹⁶
Medical Center	30.6	0.0
Total	71.8	68.1

The trunk facilities in the Telegraph Canyon Basin currently convey pumped flows from EastLake Greens and the Olympic Training Center, and will accommodate interim pumped flows from other projects. The City has established a flow monitoring program and financing plan for the Telegraph Canyon Basin to assure facilities can continue to accommodate gravity and pumped flows. A basin

¹⁵ Proposed land use for Unit E-10 may include outpatient medical offices.

¹⁶ Includes an existing 4.26 acre church.

development fee has been established to fund necessary improvements and may be updated based on updated cost or other engineering factors. The project will be required to participate in this program.

The project is designated and planned for Retail Commercial and Research & Limited Manufacturing uses. Sewer service is the responsibility of the City of Chula Vista for the project. The City of Chula Vista holds capacity rights of 19.843 mgd in the San Diego Metropolitan Sewerage System (Metro). The City's current average wastewater flow into the Metro system is approximately 14.262 mgd. Chula Vista has approximately 5.581 mgd remaining available capacity in the Metro Sewer. The Metro system treats its sewage at the Point Loma Sewage Treatment Plant.

II.5.3.8.3. FACILITY ANALYSIS:

The Facility Analysis is based upon the findings of the Revised EastLake Village Center North Sewer Analysis, dated March 2002, by Powell/PBSJ report and the City of Chula Vista

The Project will sewer to the existing 15-inch diameter Telegraph Canyon Trunk Sewer in Otay Lakes Road and is located entirely within the Telegraph Canyon Sewer Basin. The City has commenced the first phase of capacity improvements to the trunk sewer based on hydraulic modeling results presented in the draft *Telegraph Canyon Sewer Study* (September 2000). This study is currently under revision. A basin development impact fee has been previously established to fund the improvements. This fee may be updated periodically based on revised construction costs of Telegraph Sewer Improvements, updates to the City's Sewer Master Plan, and changes in planned basin development.

All sewage discharged into the Telegraph Canyon Trunk Sewer shall meet the standards established by the Metropolitan Wastewater Department of the City of San Diego. All industrial establishments are required to obtain an Industrial User Discharge Permit or waiver from the Industrial Wastewater Control Program of the City of San Diego. The sewer service charges for this development will be assessed based on the quantity and quality of effluent that will be generated from the site.

A. Design Criteria and Sewage Flow Projections

The design criteria used for the Telegraph Canyon Gravity Sewer Basin is from the City of Chula Vista Subdivision Manual.

B. Sewage Generation

The sewage generation factors used to project average day sewage flows from the EastLake Village Center North is 2,500 gallons per day per acre.

C. Gravity Sewers

All gravity sewers within the project shall be designed to convey peak wet weather flow. For new pipes with a diameter of 12 inches and smaller, the sewers shall be designed to convey this flow when flowing half full. For new pipes with a diameter larger than 12 inches, the sewers shall be designed to convey peak wet weather flow when flowing three fourths full by depth.

D. Projected Sewer Flows

Estimated sewage generation rates for the Project based on current City of Chula Vista planning criteria are presented in Table F.1.

Sewage generated from the proposed Project will discharge to the Telegraph Canyon Trunk Sewer. The design basis for planned capacity improvements to the trunk sewer included estimated sewage flows based on adopted SPA plan land use projections. As shown in Table F.1, the proposed land use modifications result in an approximate 18 percent decrease in projected project sewer flows. Consequently, planned improvements specified in the *Telegraph Canyon Sewer Basin Improvement and Financing Plan (1993)* and the *Telegraph Canyon Trunk Sewer Study* will provide adequate capacity in the Telegraph Canyon Trunk Sewer for projected Project flows.

The sewer analysis determined that the land uses of the proposed project will result in a reduction in sewage flows from those planned in previous studies, including the *Telegraph Canyon Trunk Sewer Study*. Because of the reduction in flows, the planned improvements to the Telegraph Canyon Trunk Sewer will accommodate project flows. Also, occupancy of the proposed project is projected to occur after completion of trunk sewer improvements so that capacity will be available when needed.

Table F.1							
EastLake Village Center North Supplemental SPA Plan Projected Sewage Generation							
Employment	Unit Generation (gpd/ac)	Acreage		Sewage Generation Rate (gpd)		Equivalent Dwelling Units ¹⁷	
		Adopted Project	Proposed Project	Adopted Project	Proposed Project	Adopted Project	Proposed Project
E-10/BC-3 ¹⁸	5,431	2.0	16.4	10,862	89,068	41.0	336.1
VC-1	2,500	29.2	38.1	73,000	95,250	275.5	359.4
VC-2	2,500	10.0	13.6 ¹⁹	25,000	34,000	94.3	128.1
Medical Center ²⁰	5,431	30.6	0.0	166,189	0	627.1	0.0
Total		71.8	68.1	275,051	218,318	1,038	823.8

II.5.3.8.4. FACILITY PHASING

One primary phase of development is proposed due to the need to balance grading and complete infrastructure improvements in a single increment. The development of individual building sites will commence as the market dictates. Build-out of all building sites may occur over a several year period. Existing sewer lines within Otay Lakes Road, EastLake Parkway and Fenton Street can support the proposed development. Sewer laterals to serve the proposed project are the responsibility of the developer.

¹⁷ Equivalent Dwelling Unit generation rate equal to 265 gpd

¹⁸ Proposed land use for Parcel E-10 may include outpatient medical offices. Unit generation rate for Medical Center assumed. This is considered a "worst case" scenario and has not been analyzed by CEQA.

¹⁹ Includes an existing 4.26 acre church.

²⁰ Sewage generation rate provided by Kaiser Permanente.

II.5.3.8.5. FINANCING SEWER FACILITIES:

To fund the necessary future improvements to the Telegraph Canyon Trunk Sewer, development impact fees have been established by the City of Chula Vista. The July 31, 1992, Telegraph Canyon Sewer Basin & Improvement and Financing Plan was prepared for the City of Chula Vista by Willdan Associates to establish a fee to fund future improvements to the Telegraph Canyon Interceptor System. This fee is required to be paid by all future developments within the Telegraph Canyon Gravity Sewer Basin to fund improvements required to serve ultimate development within the basin. City of Chula Vista Ordinance Number 2533 established the fee to be paid for future development within the Telegraph Canyon Gravity Sewer Basin that connects into the existing system. The original method of calculating the sewer DIF was by using a factor of 10 EDU's/acre. Using the current fee, \$216.50/EDU, the DIF for the EastLake Village Center North is estimated at \$138,127.00. However, the actual sewer DIF will be calculated on the number of fixture units and is subject periodic adjustments. The number of fixture units for the EastLake Village Center North will be determined during the building permit process.

Table F.2				
Projected EastLake Village Center North Telegraph Canyon Impact Fees				
Land Use	Acres	10 EDU's/Acre	Fee	Projected Fee
E-10	16.4	164	\$216.50/unit	\$35,506.00
VC-1	38.1	381	\$216.50/unit	\$82,486.50
VC-2	9.34 ²¹	93	\$216.50/unit	\$20,134.50
Total	63.84	638		\$138,127.00

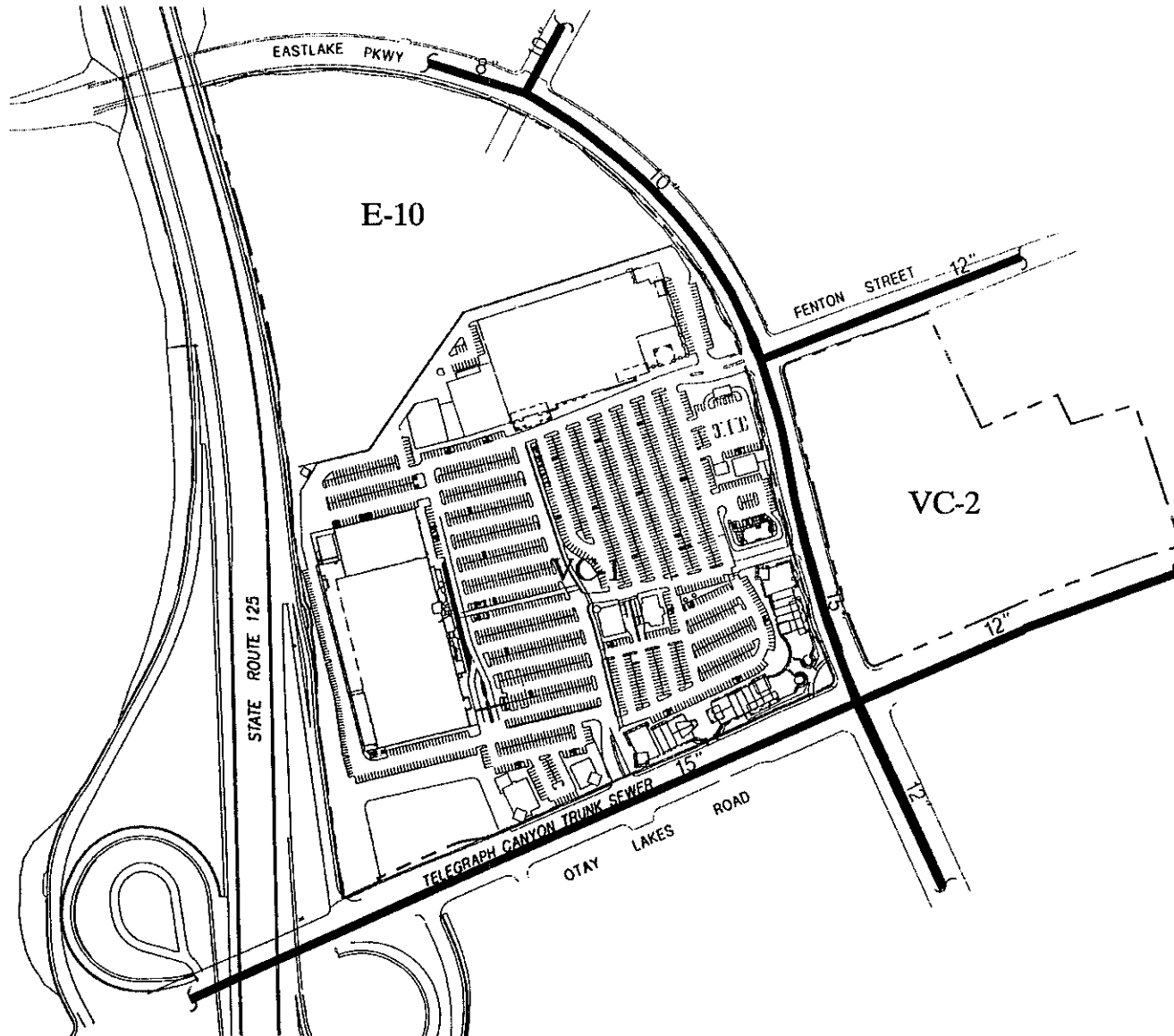
II.5.3.8.6. THRESHOLD COMPLIANCE AND REQUIREMENTS:

The sewer facilities to accommodate sewer flows from the EastLake Village Center North project have been identified. No specific sewer improvements are required, however, the City will not allow the design capacity of trunk sewers to be exceeded. In some cases the City may allow the design capacity but not the hydraulic capacity of sewer lines to be exceeded at peak flow before relief facilities are required.

The EastLake Village Center North project shall pay fees pursuant to City of Chula Vista ordinance, as may be amended from time to time, or provide trunk sewer improvements, as needed. The development of the proposed project is not anticipated to exceed City Sewer Threshold Standards.

No further studying of this system is going to be required for this project.

²¹ Excludes 4.26 acre Existing Church.



0 300
SCALE IN FEET

LEGEND

- STUDY AREA BOUNDARY
- EXISTING SEWER
- VC-1 COMMERCIAL/RETAIL
- VC-2 COMMERCIAL/PROFESSIONAL AND ADMINISTRATION
- E-10 COMMERCIAL/RETAIL

**EXHIBIT 11
EXISTING AND PROPOSED SEWER**

II.5.3.9. DRAINAGE

II.5.3.9.1. EXISTING CITY THRESHOLD STANDARDS:

- A. Storm water flows and volumes shall not exceed City Engineering Standards.
- B. The GMOC shall annually review the performance of the City's storm drain system to determine its ability to meet the City's goals and objectives.

II.5.3.9.2. EXISTING CONDITIONS:

The approximate 68.1 acre EastLake Village Center North property is located at the northeast corner of the proposed Otay Lakes Road and State Route 125 interchange. East of the property is the existing EastLake Business Center. The property lies within upper end of the Telegraph Canyon Drainage Basin of the City of Chula Vista. This basin is approximately 3.73 square miles or 2,387 acres. The basin is one of 15 major drainage basins located in the city (City of Chula Vista Public Facilities Plan, Flood Control Summary Report, March, 1989). The Telegraph Canyon Basin watershed flows from Mother Miguel Mountain in the east, flowing westerly and eventually out letting into the San Diego Bay. Otay Lakes Road/Telegraph Canyon Road bisects the basin. Generally, this basin is mostly developed with residential uses.

The Telegraph Canyon Basin is improved with flood control facilities that runs parallel to Telegraph Canyon Road. Presently, runoff from the Telegraph Canyon watershed is detained onsite, within the EastLake Village Center North property, in a regional detention facility. Per the "Addendum to Master Detention Study for Telegraph Canyon Creek," prepared by Rick Engineering in October 1997, the existing onsite basin attenuates the 100-year developed peak inflow to a routed peak flow rate of 522 cfs. Downstream drainage facilities along Telegraph Canyon have been sized assuming a 100-year basin outflow of 522 cfs.

The existing basin's outlet structure includes a 20-foot x 30-foot riser box and (2) 96-inch RCP's (see Exhibit 14). Flow initially exists the basin via (5) orifices in the side of the riser. After ponding to a depth of 11 feet, runoff spills over the riser box and exits the basin via the 96-inch RCP.

II.5.3.9.3. DRAINAGE FACILITY ANALYSIS:

Hunsaker & Associates prepared a detention basin analysis for the EastLake Village Center North site dated March 4, 2002. The purpose of the Hunsaker report is to analyze the performance of both proposed onsite (with and without encroachment from the SR-125 on-ramp) and off-site detention alternatives to mitigate the routed runoff to the existing 100-year level (522 cfs or below) after EastLake Village Center North is built. Two basin alternatives involve the modification of the existing detention facility on-site while the other is an off-site basin located in the SR-125/Otay Lakes Road interchange. The City of Chula Vista Engineering Department reviewed the 3 alternatives and selected the on-site basin without encroachment by the SR-125 on-ramp. The CEQA documentation for EastLake Village Center North Supplemental SPA Plan analyzed this method of detaining the storm water flows. The on-site basins will utilize the existing basin outlet structure, though modification will be required.

The Hunsaker Analysis modified the developed condition HEC-1 analysis as prepared in the Rick Engineering Study. Sub-Basin 1 of the Rick Study corresponds to the total watershed area of Telegraph Canyon upstream of State Route 125 and thus the total area draining to the existing and proposed detention basins. Both the stage-storage and stage discharge data were modified by Hunsaker from the original Rick Study to reflect the updated basin grading and to maximize the detention performance of the basins. In Addition, the City of Chula Vista requested Hunsaker that hydrologic parameters in the contributing watershed be modified to more accurately depict the developed condition hydrologic response

Based upon the Rick Engineering Study assumptions and conclusions, the 100-year peak inflow to the basin was determined to be 746 cfs. Per the Rick Engineering study of the existing detention basin, the basin attenuates the 100-year peak inflow to a routed outflow of 522 cfs.

Per data obtained at the City of Chula Vista the main storm drain system draining to the detention basin accounts for roughly 4,800 feet of storm drain. The Rick Engineering model assumed a main channel element length of 6,500 feet. Thus, the collector channel element in the amended model must be reduced by 1,700 feet (6,500 - 4,800).

Hunsaker made other changes to the Rick Engineering model that are detailed in their report. The amended HEC-1 model by Hunsaker indicated that the 100-year developed condition inflow to the basin would increase from 746 cfs to 853 cfs.

Calculations from the Hunsaker Report indicate that the proposed onsite grading of the basin area (with out SR-125 ramp), in combination with the existing riser box, would attenuate the revised 100-year inflow of 853 cfs to a routed outflow of 820 cfs. The existing riser box will be modified so that the routed peak flows do not exceed the routed outflow of 522 cfs (as determined from the Rick Engineering study for the design of the downstream facilities).

As currently designed, the SR-125 on-ramp would not encroach on the detention facility. Based on this design, the following data corresponds to the proposed on-site basin scenario:

Bottom Elevation =	510 feet
Top Elevation =	525 feet
Maximum Storage Volume =	14.4 acre-feet (at elevation 525 feet)
Existing Outlet Structure = (to be maintained)	(2) existing 96-inch RCP outlet pipes (1) existing 20-foot x 30-foot concrete riser box surrounding outlet pipes (2) existing 36-inch holes in wall at elevation 510 (1) existing 36-inch hole in wall at elevations 511 and 514 (1) existing 18-inch hole in wall at elevation 512
Riser Modifications:	<ul style="list-style-type: none">● Raise riser box overflow elevation from 521 feet to 523.5 feet.● Add 27-inch orifice in riser (invert elevation = 512.5 feet)

As shown in Table G, the proposed basin can attenuate the 100-year developed condition peak inflow of 853 cfs to the required routed 100-year flow rate of 522 cfs

<p style="text-align: center;">Table G Summary of Developed Condition 100-Year Peak Flows</p>					
Location	SR125 Ramp Encroachment	100-Year Inflow (cfs)	100-Year Outflow (cfs)	100-Year Water Surface Elevation (ft.)	Freeboard (ft.)
On-site	No	853	522	523.5	2.0

HEC-1 analyses provided by the Hunsaker Analysis (Sections IX through XI) show that the emergency spillway of the on-site basin has the capacity to convey the 100-year peak flow without causing basin flooding. Therefore, during an unlikely scenario where all riser orifices in the on-site basin become clogged, the emergency spillway alone would have capacity to convey the 100-year developed condition flow.

The Hunsaker Analysis assumed the entire basin was available for detention storage. First flush runoff from the EastLake Village Center North site will be treated with mechanical devices (Water Quality Study by Rick Engineering). Thus, no first flush storage area was precluded from the bottom of the detention basins. Silt generated during the construction phase of the project will be collected in a desilting basin upstream of the detention facilities. This desilt basin will be designed in accordance with Regional Water Quality Control Board standards.

II.5.3.9.4. URBAN RUN-OFF:

The project is subject to the provisions of the California State Water Quality Control Board Order No. 2001-01, which outlines storm water discharge requirements for municipal storm water systems in San Diego County. The Board Order is intended to implement the federal National Pollutant Discharge Elimination System (NPDES), which has been adopted to minimize pollutant "discharges" from developed sites through storm water run-off. A report entitled *Water Quality Technical Report for EastLake Village Center in the City of Chula Vista, California* has been prepared by Rick Engineering, Revised March 5, 2002, to respond to these requirements. The report includes preliminary best management practices (BMP) options for the project and BMP device information for conceptual project options. Final BMP selections will be made as the project progresses through engineering design.

II.5.3.9.5. FINANCING DRAINAGE FACILITIES:

- A. On-site facilities: City policy requires that all master planned developments provide for the conveyance of storm waters throughout the project to City Engineering standards. As such, the Developer will be required to construct those facilities to the satisfaction of the City Engineer.
- B. Maintenance of On-site Facilities: Storm drain facilities not located within the right of way of a public street or easement dedicated to the City of Chula Vista shall be private and maintained by the property owners. These facilities include graded

swales, concrete swales, drainage inlets, pipes headwalls, sedimentation basins, stormwater treatment devices, etc. However, the existing detention basin will be maintained by the City of Chula Vista. The Developer shall enter into a Maintenance Agreement with the City to ensure the maintenance and operation of the aforementioned On-site Facilities.

- C. Off-site facilities: Any permanent or temporary storm drain facilities required by the City Engineer of Chula Vista, shall be designed and installed pursuant to city standards
- D. Maintenance of Off-site facilities: Storm drain facilities constructed to convey, collect, detain or retain runoff from the project, that are not located within the right of way of a public street or easement dedicated to the City of Chula Vista, will be maintained by the City of Chula Vista. These facilities include but are not limited to graded swales, concrete swales, drainage inlets, pipes headwalls, sedimentation basins, detention basins, stormwater treatment devices, etc.

II.5.3.9.6. THRESHOLD COMPLIANCE AND REQUIREMENTS:

- A. The site shall be responsible for the conveyance of storm water flows in accordance with acceptable City standards, policies and requirements. The City Engineering Division shall review all plans to ensure compliance with City Engineering Standards.
- B. The Developer shall provide runoff detention basin and/or other facilities approved by the City Engineer to reduce the quantity of runoff from the development to an amount equal to or less than the present 100-year frequency runoff and demonstrate the adequacy of existing facilities to the satisfaction of the City Engineer.
- C. Adequate access and easements shall be provided for the maintenance of Detention Basin to the satisfaction of the City Engineer.
- D. The Developer shall provide sedimentation basins with adequate storage and sufficient duration to trap transported sediment. All sedimentation basins shall be designed to City Standards and to the satisfaction of the City Engineer.
- E. The Developer shall design, install and maintain on-site erosion protection. All permanent or temporary erosion control shall be designed to City standards and to the satisfaction of the City Engineer.
- F. The proposed development shall comply with all applicable regulations established by the United States Environmental Protection Agency (USEPA) as set forth in the NPDES permit requirements for urban runoff and storm water discharge and any regulations adopted by the City of Chula Vista pursuant to the NPDES regulations or requirements. Further, the applicant shall file a notice of intent with the State Water Resources Control Board to obtain coverage under the NPDES General Permit for Storm Water Discharges Associated with Construction Activity and shall implement a Storm Water Pollution Prevention Plan (SWPPP) concurrent with the commencement of grading activities. The SWPPP shall include both construction and post construction pollution prevention and pollution control BMP's and shall identify funding mechanisms for post construction control BMP's.

- G. The design of any proposed detention basin facilities within the future SR-125 right-of-way (i.e. outlet of onsite basin, emergency spillway outlet facility) will be reviewed and approved by CalTrans. In addition, easements within the SR-125 right-of-way will be secured for the operation and maintenance of these drainage facilities.
- H. Prior to approval of grading/construction plans for VC-1, E-10/BC-3 and/or VC-2, the Applicant shall obtain either (a) General Construction Activity Storm Water Permit (NPDES Permit No CA 0108758) from the SWRCB or (b) a municipal permit from the City of Chula Vista that is in effect at the time of issuance of construction/grading permits. Such permits are required for specific (or a series of related) construction activities, which exceed five acres in size and include provisions to eliminate or reduce off-site discharges through implementation of the SWPPP. Specific SWPPP provisions include requirements for erosion and sediment control, as well as monitoring requirements both during and after construction. Pollution control measures also require the use of best available technology, best conventional pollutant control technology, and/or best management practices to prevent or reduce pollutant discharge (pursuant to SWRCB definitions and direction).

The SWPPP also includes specified vehicle fueling and maintenance procedures and hazardous materials storage areas to preclude the discharge of hazardous materials used during construction (e.g., fuels, lubricants, and solvents) and specific measures to preclude spills or contain hazardous materials, including proper handling and disposal techniques and use of temporary impervious liners to prevent soil and water contamination.

- I. Prior to approval of grading/construction plans for VC-1, E-10/BC-3 and/or VC-2, the Applicant shall demonstrate to the satisfaction of the City Engineer compliance with all of the applicable provisions of the Municipal Code, Model SUSMP for the San Diego Region, and the City of Chula Vista SUSMP as may be adopted in the future. The Applicant shall incorporate into the project planning and design effective post-construction BMP's and provide all necessary studies and reports demonstrating compliance with the applicable regulations and standards. BMP's shall be identified and implemented that specifically prevent pollution of storm drain systems from the gas station, car wash, restaurants, parking lots, and trash collection areas.
- J. Prior to approval of final or parcel map, and/or building permits for VC-1, E-10/BC-3 and/or VC-2 (as determined by the City Engineer), the Applicant shall submit and obtain approval from the City Engineer of a maintenance program for the proposed post-construction BMP's. The maintenance program shall include, but not be limited to: 1) a manual describing the maintenance activities of said facilities, 2) an estimate of the cost of such maintenance activities, and 3) a funding mechanism for financing the maintenance program. In addition, the Developer shall enter into a Maintenance Agreement with the City to ensure the maintenance and operation of said facilities.

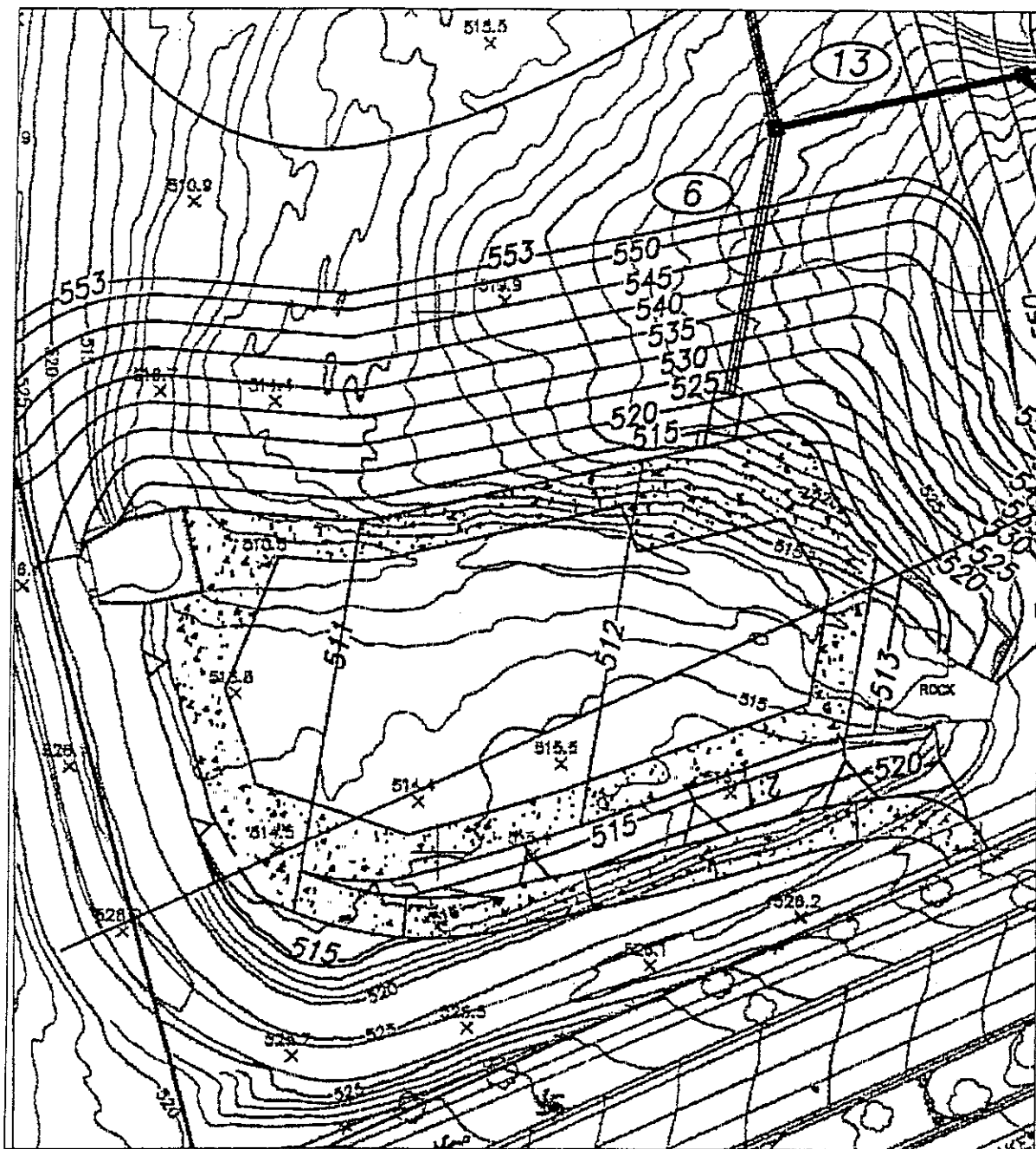
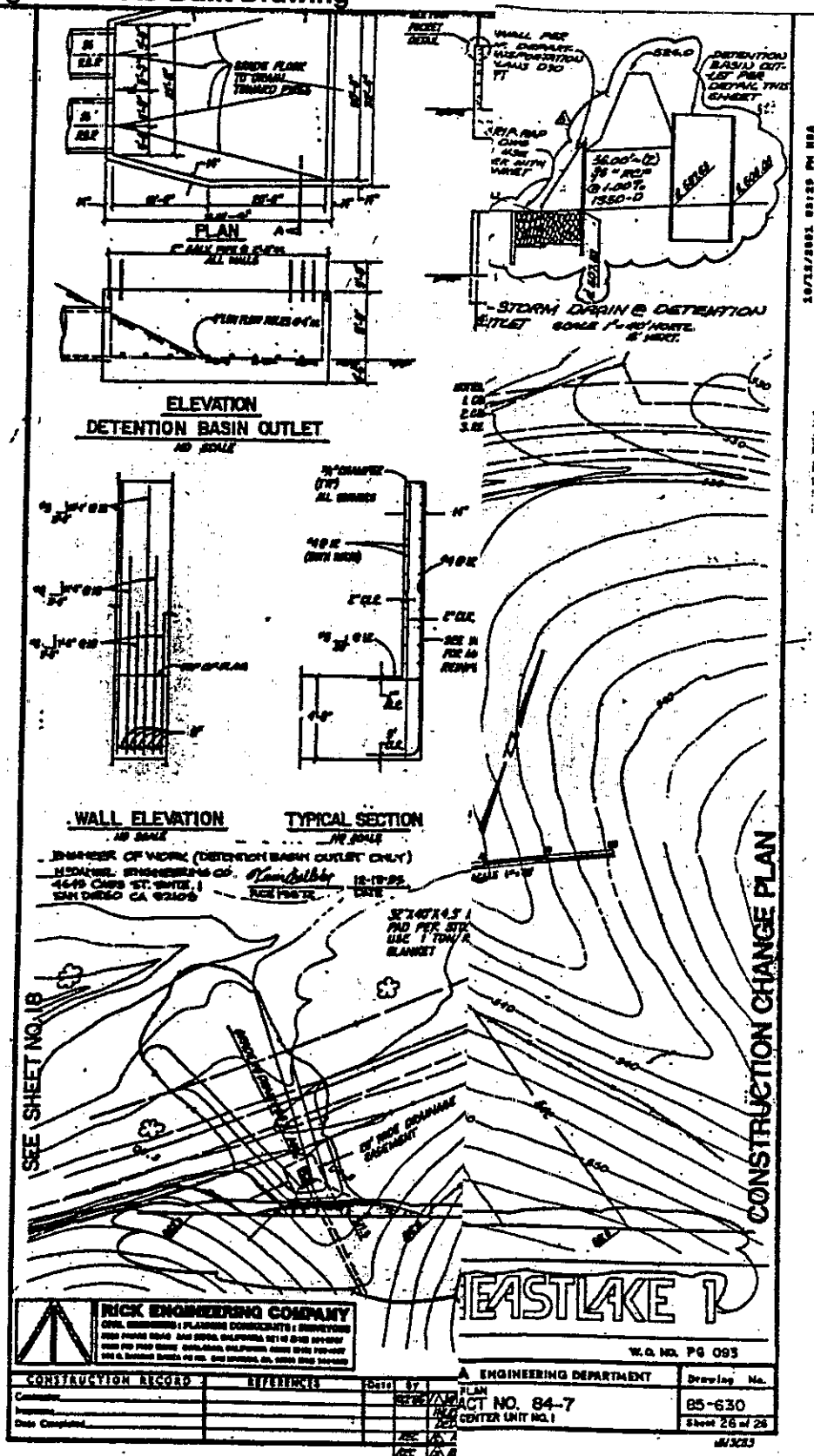


EXHIBIT 13
ON-SITE BASIN WITHOUT SR-125 RAMP

V-70

EastLake Village Center
Supplemental PFFP

Figure 3 - As-Built Drawing



II.5.3.10. AIR QUALITY

II.5.3.10.1. CITY THRESHOLD STANDARDS:

The City annually provides the San Diego Air Pollution Control District (APCD) with a 12 to 18 month development forecast and requests an evaluation of its impact on current and future air quality management programs, along with recent air quality data. The growth forecast and APCD response letters must be provided to the GMOC for inclusion in its review

II.5.3.10.2. EXISTING CONDITIONS:

The EastLake Village Center North project is within the San Diego Air Basin ("Basin"). The existing air quality for the Chula Vista area is monitored by the State Air Resources Board at a monitoring station approximately 8 miles west of the project area. Air quality is usually expressed as the number of days in which the air pollution levels exceed state standards set by the California Air Resources Board (CARB) and federal standards set by the EPA

Of special concern to CARB and the EPA are the pollutants ozone, carbon monoxide, particulates, nitrogen dioxide, sulfur dioxide and lead. Ozone is the major primary pollutant in the Basin. The Basin is designated by the state and the feds as a "serious" non-attainment area for ozone. In 1994, San Diego exceeded the state standard for ozone on 79 days. No violations of the state standard for carbon monoxide have been recorded since 1991. The Basin is in compliance for particulates and the pollutants nitrogen dioxide, sulfur dioxide and lead

II.5.3.10.3. AIR QUALITY IMPROVEMENT PLAN:

An Air Quality Improvement Plan (AQIP) is required for all major development projects (50 dwelling units or greater, or commercial and industrial projects with 50 EDU's of water demand or greater). This plan is required at the Sectional Planning Area (SPA) Plan level, or equivalent for projects that are not processed through a Planned Community Zone.

On November 14, 2000, the City Council adopted the Carbon Dioxide (CO2) Reduction Plan, which included implementing measures regarding transportation and energy efficient land use planning and building construction measures for new development. In this Plan, it was recognized that the City's efforts to reduce carbon dioxide emissions from new development are directly related to energy conservation and air quality efforts. As a result, the City initiated a pilot study effort to develop a program to be implemented in new SPA Plans through updating the guidelines for preparation of required AQIPs. In summary, the pilot study involves the development of a computer model to evaluate the relative effectiveness of applying various site design and energy conservation features in new development projects.

The Air Pollution Control District is responsible for the Air Quality Maintenance Program in compliance with the California Clean Air Act. There is no local Master Plan for Air Quality. Jay Kneip Land Planning prepared the draft Air Quality Improvement Plan – EastLake Village Center North Supplemental SPA dated March 1, 2002. The plan identifies the following goals:

- A. To minimize air quality impacts during and after construction of the EastLake Village Center North project.
- B. To comply with the air quality standards and policies of the City of Chula Vista and San Diego County APCD
- C. To create a framework for the design and implementation of air quality mitigation measures in this commercial and employment development project.
- D. To be economically efficient and cost effective.

II.5.3.10.4. THRESHOLD COMPLIANCE AND REQUIREMENTS:

The City will continue to provide a development forecast to the APCD in conformance with the threshold standard See EastLake Village Center North Air Quality Improvement Plan in the SPA plan

- A. Prior to approval of building permits for each phase of the project, the applicant shall demonstrate that air quality control measures outlined in the EastLake I Supplemental Air Quality Improvement Plan pertaining to the design, construction and operational phases of the project have been implemented
- B. Prior to approval of the mass grading permit for VC-1, E-10/BC-3 and/or VC-2, the following measures shall be placed as notes on all grading plans and implemented during grading of each phase of the project:
 - 1. Minimize simultaneous operation of multiple construction equipment units;
 - 2. Use low pollutant-emitting equipment;
 - 3. Use catalytic reduction for gasoline-powered equipment;
 - 4. Use injection timing retard for diesel-powered equipment;
 - 5. Water the grading areas twice daily to minimize fugitive dust;
 - 6. Stabilize graded areas as quickly as possible to minimize fugitive dust;
 - 7. Apply chemical stabilizer or pave the last 100 feet of internal travel path within the construction site prior to public road entry;
 - 8. Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads;
 - 9. Remove any visible track-out into traveled public streets within 30 minutes of occurrence;
 - 10. Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has occurred;
 - 11. Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads;
 - 12. Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow-off during hauling;
 - 13. Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 mph;
 - 14. Cover/water onsite stockpiles of excavated material; and
 - 15. Enforce a 20 mile-per-hour speed limit on unpaved surfaces.

II.5.3.11. FISCAL:

II.5.3.11.1. THRESHOLD STANDARD:

- A. The GMOC shall be provided with an annual fiscal impact report, which provides an evaluation of the impacts of growth on the City, both in terms of operations and capital improvements. This report should evaluate actual growth over the previous 12-month period, as well as projected growth over the next 12-18 month period, and 3-5 year period.
- B. The GMOC shall be provided with an annual "economic monitoring report" which provides an analysis of economic development activity and indicators over the next previous 12-month period, as well as projected growth over the next 12-18 month period, and 3-5 year period

II.5.3.11.2. FISCAL IMPACT ASSUMPTIONS AND CONCLUSIONS:

There is no existing Master Plan for fiscal issues. However, an economic base study and a long range fiscal impact study was prepared by P&D Technologies as part of the Chula Vista General Plan. A Fiscal Impact Analysis prepared by CIC Research, Inc., (see Appendix A) identifies the estimated fiscal impact that the EastLake Village Center North project will have on the operation and maintenance budgets of the City of Chula Vista (general fund).

Table H Proposed Land Uses for Fiscal Calculations²²			
Land use	Square Feet	Acres	Other
VC-1			
1. Regional Shopping Center	420,000		
2. Park & Ride			50 spaces
Subtotal		38.1	
VC-2			
1. Retail		4.30	
2. Restaurant		2.30	
3. Medical Offices		2.74	
4. Existing Church		4.26	
Subtotal		13.6	
E-10/BC-3			
1. Hospital ²³			125 Beds
2. Medical Offices	78,000		
Subtotal		16.4	
Total		68.1	

The Eastlake Village Center North Project Fiscal Impact Analysis report was prepared by CIC Research, Inc. (dated April 2002). The analysis was based on the 68.1 acre Eastlake

²² Estimated square footages were provided by The EastLake Company.

²³ Hospital use is considered a potential development scenario as provided by The EastLake Company for fiscal analysis purposes. No specific project has been submitted for E-10/BC-3 at the time this PFFP was prepared.

Village Center North Project being developed within the City of Chula Vista. The project is divided into three parcels: Parcel VC-1 is approximately 38.1 acres and is proposed to be developed into approximately 420,000 square feet of retail space, Parcel VC-2 consists of approximately 13.6 acre parcel and is proposed to be developed into 48,300 square feet of retail and 42,000 square feet of professional office commercial, and Parcel E-10 (BC-3) consists of approximately 16.4 acres and is proposed to be developed into 78,000 square feet of medical office and a 125 bed hospital facility. The fiscal analysis is based on that project scenario. For the purpose of the CIC analysis, absorption of the commercial space was assumed to be completed in three phases from 2003 to 2005. Commercial values were estimated using COMPs (Commercial Property Information Services) and previous studies.

Table H.1 Net Fiscal Impact of the EastLake Village Center North Project on the City of Chula Vista			
Revenue Sources	Revenues (In Thousands)		
	2003	2004	2005
Secured Property Tax	\$90.0	\$106.9	\$127.7
Unsecured Property Tax	\$10.4	\$14.2	\$18.7
Property Transfer Tax	\$3.3	\$3.9	\$4.7
Sales & Use Tax	\$149.0	\$169.8	\$194.9
Franchise Tax	\$76.8	\$104.2	\$137.3
TOT Tax	\$2.9	\$4.0	\$5.2
Utility Tax	\$41.0	\$55.6	\$73.3
Business License	\$24.2	\$32.8	\$43.2
Miscellaneous Revenues	\$8.7	\$11.8	\$15.5
TOTAL REVENUES	\$406.3	\$503.2	\$620.5
Expenditure Sources	Expenditures (In Thousands)		
	2003	2004	2005
Government Admin.	\$68.2	\$86.6	\$101.5
Planning	\$6.2	\$8.5	\$11.1
Police	\$203.6	\$252.0	\$280.8
Fire	\$64.1	\$87.0	\$114.6
Library	\$0.0	\$0.0	\$0.0
Public Works	\$3.4	\$4.6	\$6.0
Park and Recreation	\$0.0	\$0.0	\$0.0
TOTAL EXPENDITURES	\$345.6	\$438.6	\$514.1
	2003	2004	2005
TOTAL REVENUES	\$406.3	\$503.2	\$620.5
TOTAL EXPENDITURES	\$345.6	\$438.6	\$514.1
NET FISCAL IMPACT	\$60.7	\$64.6	\$106.4

The CIC analysis of revenues and expenditures did not include DIF fees. The analysis focused on the city's general fund account for city services. Estimated revenues were from property taxes (secured and unsecured), property transfer tax, sales & use tax, franchise fees,

Transient Occupancy Tax (TOT), business licenses, utility taxes, parking citations, gas tax, etc. Estimated expenditures were from police, fire, administration, public works, planning parks and recreation.

All values are in 2002 dollars. No annual adjustments to revenues or costs were utilized. The estimated annual flows of costs and revenues are primarily related to the estimated project absorption and street maintenance schedules.

Table H.1 presents the results of the fiscal impact associated with the Eastlake Village Commercial Center Project. Fiscal revenues would range from \$406,300 in the first year and increase to \$620,500 per year when fully developed. Fiscal expenditures associated with the Eastlake Village Commercial Center Project are estimated to be \$345,600 in 2003 and \$514,100 at build-out. Based on the proceeding estimates, the net fiscal impact from developing the Eastlake Village Commercial Center would be positive (\$60,700) in the beginning and would remain so throughout development finishing with an annual estimate of \$106,400 surplus.

II.5.3.11.3. THRESHOLD COMPLIANCE AND REQUIREMENTS:

CIC Research, Inc prepared an analysis of the fiscal impacts of the EastLake Village Center North project development. The analysis concluded that the ultimate build-out of the project will have a \$106,400 per year greater positive fiscal impact on the City.

The results of the analysis will be included in the next annual fiscal and economic report prepared for the GMOC.

II.5.3.12. CIVIC CENTER:

II.5.3.12.1. CITY THRESHOLD STANDARDS:

There are no adopted threshold standards for these facilities. The facility information is being provided in this report to aid in establishing operational benchmarks that will determine construction phasing of the Civic Center. These facilities are funded through the collection of the DIF fees in effect at the time building permits are issued.

5.3.12.2. EXISTING CONDITIONS:

Although the existing Civic Center successfully accommodated city administration offices prior to the mid-1980's population growth, increase in City staff to meet new demands of growth has caused increasing congestion problems. Most staff in the Public Services Building experience space shortages, lack of privacy and storage, and frequent noise distractions. This was reported in a survey, which is included in the Civic Center Master Plan dated May 8, 1989. Site Alternative Three "The Suburban Scheme" was selected from the master plan at a City Council conference on June 22, 1989.

Table I	
Civic Center Facilities Inventory	
Existing Civic Center facilities	Square Feet
Civic Center	111,940 s.f.
Previous County Health Center	3,120 s.f.
Future Public Works Inspections Division	1,200 s.f.
Total	116,260 s.f.

Parking Lots: 333 spaces

II.5.3.12.3. FACILITY ANALYSIS:

The following table summarizes the Civic Center facility requirements:

Table I.1		
Future Civic Center Facilities		
Future Facilities Cost	Size	Estimated Cost
1. City Hall	25,765 s.f. ²⁴	\$2,203,300
2. Public Services Facility	40,615 s.f.	\$3,023,500
3. New City Hall Annex	28,925 s.f.	\$3,023,600
4. Legislative Offices	6,000 s.f.	\$1,330,000
5. Subterranean Parking	126 spaces	\$1,008,000
6. Parking Structure	359 spaces	\$2,872,000
7. Demolition	5,920 s.f.	\$83,600
8. Surface Parking	45,425 s.f.	\$227,100
9. Misc. Site Improvements	15,000 s.f.	\$180,000
10. Landscaping	55,000 s.f.	\$698,500
11. Land Acquisition (459 F St.)	-	
12. Master Plan	-	\$65,250
TOTAL		\$15,459,300

²⁴ Some of the size figures represent a combination of remodeled existing square footage and newly constructed square footage. The completed civic facilities will total 149,120 square feet with 625 parking spaces.

II.5.3.12.4. ADEQUACY ANALYSIS:

The need for the Civic Center cannot be easily related to population figures or acres of commercial and industrial land, which will be developed in the future. The facilities, according to the master plan, are currently inadequate because of the lack of space. This inadequacy will worsen as employee numbers and their workloads increase in response to demands for services, which are generated by new development.

The City is moving ahead to implement Phase #1 of the Civic Center Master Plan by acquiring additional land to the west of the existing Civic Center for the proposed parking garage.

II.5.3.12.5. FACILITY FINANCING:

In January, 1991 the City of Chula Vista City Council adopted Ordinance No. 2320 establishing a Development Impact Fee to pay for various public facilities within the City of Chula Vista. The facilities are required to support future development within the City and the fee schedule has been adopted in accordance with Government Code Section 66000. The PFDIF was updated by the Chula Vista City Council on March 26, 2002 by adoption of Ordinance 2855. The current fee for residential development is \$4,888 per EDU and for non-residential development \$20,860 per acre. The portion of the fee attributable to Civic Center facilities in the proposed program is \$6,010 per acre.

The EastLake Village Center North project is within the boundaries of the PFDIF Program and, therefore, the project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the EastLake Village Center North Supplemental SPA Plan obligation at buildout is \$383,678.

Table I.2			
Civic Center Fee For EastLake Village Center North			
Development	Acres	Civic Fee/Acre	Civic Center Fee
EastLake Village Center North project	63.84	\$6,010/Acre	\$383,678

II.5.3.12.6. THRESHOLD COMPLIANCE AND REQUIREMENTS:

Civic Center facilities will be funded through the collection of the public facilities fees at the rate in effect at the time building permits are issued.

II.5.3.13. CORPORATION YARD:

II.5.3.13.1. CITY THRESHOLD STANDARDS:

There is no adopted threshold standard for this facility. The facility information is being provided in this report to aid the City in establishing operational benchmarks, which will determine construction phasing of the corporation yard.

II.5.3.13.2. EXISTING CONDITIONS:

The corporation yard is currently operating beyond capacity. New development, with its resultant increase in required maintenance services, creates a need for a larger corporation yard. The new yard is under construction at 1800 Maxwell Road. The City of Chula Vista Corporate Yard Master Plan provides a detailed assessment of this new facility and estimated costs. Table L provides a summary of the costs for the new Corporate Yard Facility.

Table J Corporation Yard Facilities		
Existing Facilities	Location	
Corporation Yard	707 "F" Street	
Future Facilities		Cost Estimate
1. New Buildings		\$9,352,700
2. Renovated Buildings		\$2,204,600
3. Bus Wash/Fuel Island/CNG + equipment		\$2,128,200
4. Sitework and demolition		\$2,892,000
Subtotal		\$16,577,500
5. Site acquisition		\$8,830,000
6. Construction Contingency (@ 5%)		\$828,900
7. Architect/Engineer Fees (@ 9%)		\$1,492,000
8. Construction Management		\$497,300
9. Soils Reports, Materials Testing and Inspection		\$240,000
10. Permits		\$165,800
11. Furniture		\$829,100
12. Telecommunications/Data System		\$300,000
Subtotal		\$13,183,100
TOTAL		\$29,760,600

II.5.3.13.3. FACILITY ANALYSIS:

The growth in population, increase in street miles and the expansion of developed areas in Chula Vista, requires more equipment for maintenance as well as more space for storage and the administration of increased numbers of employees.

II.5.3.13.4. FINANCING FACILITY:

In January, 1991 the City of Chula Vista City Council adopted Ordinance No. 2320 establishing a Development Impact Fee to pay for various public facilities within the City of Chula Vista. The facilities are required to support future development within the City and the fee schedule has been adopted in accordance with Government Code Section 66000. The PFDIF was updated by the Chula Vista City Council on March 26, 2002 by adoption of Ordinance 2855. The current fee for residential development is \$4,888 per EDU and for non-residential development \$20,860 per acre. The portion of the fee attributable to Corporate Yard facilities in the proposed program is \$3,535 per acre.

The EastLake Village Center North project is within the boundaries of the PFDIF Program and, therefore, the project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the EastLake Village Center North Supplemental SPA Plan obligation at buildout is \$225,674.

Table J.1			
Corporate Yard Fee For EastLake Village Center North			
Development	Acre's	Corporate Yard Fee/Acre	Corporate Yard Fee
EastLake Village Center North project	63.84	\$3,535	\$225,674

II.5.3.13.5. THRESHOLD COMPLIANCE AND REQUIREMENTS:

Corporate Yard facilities will be funded through the collection of the public facilities fees at the rate in effect at the time building permits are issued.

II.5.3.14. OTHER PUBLIC FACILITIES

II.5.3.14.1. THRESHOLD STANDARD:

There is no adopted threshold standard for these facilities which are part of the Public Facilities Development Impact Fee Program and include GIS, Mainframe Computer, Telephone System Upgrade, and Records Management. The information regarding these capital items is being provided in this section of the PFFP to aid the City and the Developer in calculating the PFDIF fees to be paid by the EastLake Village Center North project.

II.5.3.14.2. EXISTING CONDITIONS:

The City continues to collect funds from building permit issuance in the Eastern Territories for deposit to the accounts associated with other public facilities. These facilities include administration, records, management, telecommunications, computer systems and GIS.

II.5.3.14.3. FINANCING OTHER PUBLIC FACILITIES:

This information is being provided to aid the City and the Developer in calculating the level of funds to be received from the payment of fees associated with this "Other Public Facilities" category.

In January, 1991 the City of Chula Vista City Council adopted Ordinance No. 2320 establishing a Development Impact Fee to pay for various public facilities within the City of Chula Vista. The facilities are required to support future development within the City and the fee schedule has been adopted in accordance with Government Code Section 66000. The PFDIF was updated by the Chula Vista City Council on March 26, 2002 by adoption of Ordinance 2855. The current fee for residential development is \$4,888 per EDU and for non-residential development \$20,860 per acre. The portion of the fee attributable to Corporate Yard facilities in the proposed program is \$895 per acre.

The EastLake Village Center North project is within the boundaries of the PFDIF Program and, therefore, the project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the EastLake Village Center North Supplemental SPA Plan obligation at buildout is \$57,137.

Table K			
Public Facilities Fees For Other Public Facilities			
Development	Acre's	Other Public Facilities Fee /Acre	Other Public Facilities Fee
EastLake Village Center North project	63.84	\$895	\$57,137

II.5.3.14.4 THRESHOLD COMPLIANCE AND REQUIREMENTS:

Other Public Facilities will be funded through the Collection of public facility fees at the rate in effect at the time building permits are issued.

II.5.3.15. PUBLIC FACILITIES FINANCE

II.5.3.15.1 OVERVIEW:

All development within the City of Chula Vista must be in compliance with the City's Growth Management Program. The appropriate public facility financing mechanisms are required and approved by the City to fund the acquisition, construction and maintenance of public facilities. New facilities will be required to support the planned development of the EastLake Village Center North project.

The public facilities are generally provided or financed in one or more of the following ways: Subdivision Exaction, Development Impact Fee and Debt Financing. It is anticipated that all three methods will be utilized for the EastLake Village Center North project to construct and finance public facilities.

II.5.3.15.2. SUBDIVISION EXACTION:

Developer constructed and financed as a condition of project approval.

Parcel Map Conditions:

Public improvements for parcel VC-1 of the EastLake Village Center North project will be constructed simultaneously with the related Parcel Map. Through the use of the Subdivision Map Act, it is the responsibility of the Developer to provide for local street and utility improvements. The use of subdivision conditions and exactions, where appropriate, will ensure that the construction of facilities is timed with actual development. When appropriate, however, the city may impose the use of other public facilities financing mechanisms to finance the public improvements.

II.5.3.15.3. DEVELOPMENT IMPACT FEE (DIF):

Funded through the collection of an impact fee. Constructed by the public agency or Developer constructed with a reimbursement or credit against specific fees.

Development Impact Fees (DIF) are acceptable methods to contribute to the financing of capital improvements within the city of Chula Vista. The EastLake I project is subject to fees established to help defray costs of facilities that will benefit the EastLake Village Center North project. These fees include but may not be limited to:

- A. Transportation Development Impact Fee (TDIF): Established to provide financing for circulation element road projects of regional significance.
- B. Public Facilities Development Impact Fee (PFDIF): Established to collect funds for civic center facilities, police facility remodeling, corporation yard relocation, libraries,

fire suppression system, geographical information system, mainframe computer, telephone system upgrade and a records management system.

- C. Park Acquisition and Development Fees: PAD fee established to pay for the acquisition and development of new park facilities
- D. Traffic Signal Fees: To pay for traffic signals associated with circulation element streets
- E. Telegraph Canyon Gravity Sewer Basin DIF: Fee established to pay for sewer basin improvements due to increased flows from future development.
- F. Telegraph Canyon Drainage Basin DIF: Fee established to pay for drainage basin improvements.
- G. Interim SR 125 DIF: Fee established to pay for certain transportation facilities in the eastern area of Chula Vista to relieve traffic congestion prior to construction of SR 125
- H. Otay Water District Fees: The district may require annexation to an existing improvement district or creation of some other finance mechanism that may result in specific fees being modified.

II.5.3.15.4. DEBT FINANCE PROGRAMS:

The City of Chula Vista has a history of using assessment districts to finance a number of street improvements, as well as sewer and drainage facilities. The Otay Municipal Water District has used such improvement districts for water system improvements. Both school districts have implemented Mello-Roos Community Facility Districts to finance school facilities.

- A. Assessment Districts
Special assessment districts may be proposed for acquiring, constructing and/or maintaining certain public improvements under the Municipal Improvement Act of 1913 and the Improvement Bond Act of 1915. The City has suspended the use of the Lighting and Landscape Act of 1972 for new open space district formation due to the passage of Proposition 218. The administration of the special assessment district is the responsibility of the public agency.
- B. Community Facilities District (CFD)
On January 13, 1998, the City Council adopted the "City of Chula Vista statement of goals and policies regarding the establishment of Community Facilities Districts" (CFD's). The approval of this document ratified the use of CFD's as a public financing mechanism for:
 - The construction and/or acquisition of public infrastructure, and

- The financing of authorized public services, including services provided by open space districts.

On April 28, 1998, the City Council enacted the "Chula Vista Community Facilities District Ordinance." This ordinance adopted the Mello-Roos Act with modifications to additionally include the following:

- Incorporate all maintenance activities authorized by the "Landscaping & Lighting Act of 1972" (1972 Act) and
- Include maintenance activities not listed in the "Mello-Roos Act" or the "1972 Act."

Special assessment financing may be appropriate when the value or benefit of the public facility can be assigned to specific properties. Assessments are levied in specific amounts against each individual property on the basis of relative benefit. Special assessments may be used for both publicly dedicated on-site and off-site improvements.

C. Mello-Roos Community Facilities Act of 1982

The Mello-Roos Community Facilities Act of 1982 authorizes formation of community facilities districts that impose special taxes to provide financing for certain public facilities or services. Facilities which can be provided under the Act include the purchase, construction, expansion, or rehabilitation of: Local park, recreation, or parkway facilities; Elementary and secondary school sites and structures; Libraries; and, any other governmental facilities that legislative bodies are authorized to construct, own or operate. In addition, the City has enacted an ordinance that adopted the Mello-Roos Act with modifications to accomplish the maintenance of facilities.

II.5.3.15.5. OTHER METHODS USED TO FINANCE FACILITIES:

A. General Fund:

The City of Chula Vista's general fund serves to pay for many public services throughout the City. Those facilities and services identified as being funded by general fund sources represent those that will benefit not only the residents of the proposed project, but also Chula Vista residents throughout the City. In most cases, other financing mechanisms are available to initially construct or provide the facility or service, then general fund moneys would only be expected to fund the maintenance costs once the facility is accepted by the City.

B. State and Federal Funding:

Although rarely available to fund an entire project, Federal and State financial and technical assistance programs have been available to public agencies, in particular the public school districts.

C. Dedications:

Dedication of sites by Developers for public capital facilities is a common financing tool used by many cities. In the case of the EastLake Village Center North project, the project will dedicate public streets.

D. Developer Reimbursement Agreements:

Certain facilities that are off-site of the EastLake Village Center North project and/or provide regional benefits may be constructed in conjunction with the development of the project. In such instances, developer reimbursement agreements may be executed to provide for a future payback to the Developer for the additional cost of these facilities. Future developments are required to pay back their fair share of the costs for the shared facility when development occurs.

E. Special Agreements/Development Agreement:

This category includes special development programs for financing special arrangements between the City and the Developer such as credits against fees, waiver of fees, or charges for the construction of specific facilities.

A development agreement can play an essential role in the implementation of the Public Facilities Financing Plan. The Public Facilities Finance Plan clearly details all public facility responsibilities and assures that the construction of all necessary public improvements will be appropriately phased with actual development, while the development agreement identifies the obligations and requirements of both parties.

II.5.3.15.6. CUMULATIVE DEBT

The City of Chula Vista has an established policy limiting the maximum debt to be placed on a residential dwelling unit to an additional one percent above the property tax. This policy was restated in the adopted Growth Management Program.

Like many other cities, Chula Vista has long understood that it is not the only agency that can utilize public finance mechanisms and, therefore, can not always guarantee that the total debt will remain at or below a maximum of 2 percent. The City needs to coordinate its debt finance programs with the other special districts that provide service to the residents of Chula Vista to ensure that the cumulative debt does not become excessive. Coordination is also necessary to guarantee all public facilities needed to support a development can be financed and constructed as needed.

This project does not include any Assessment Districts. All required supporting infrastructure is being paid by the Developer.

II.5.3.15.7. LIFECYCLE COST

Section 19.09.060 Analysis subsection F(2) of the Growth Management Ordinance requires the following:

"...The inventory shall include Life Cycle Cost ("LCC") projections for each element in 19.09.060(E) ... as they pertain to City fiscal responsibility. The LCC projections shall be for estimated life cycle for each element analyzed. The model used shall be able to identify and estimate initial and recurring life cycle costs....

A. Background:

Life Cycle Costing (LCC) is a method of calculating the total cost of asset ownership over the life span of the asset. Initial costs and all Subsequent expected costs of significance are included in the LCC analysis as well as disposal value and any other quantifiable benefits to be derived as a result of owning the asset. Operating and maintenance costs over the life of an asset often times far exceed initial costs and must be factored into the decision process.

LCC analysis should not be used in each and every purchase of an asset. The process itself carries a cost and therefore can add to the cost of the asset. LCC analysis can be justified only in those cases in which the cost of the analysis can be more than offset by the savings derived through the purchase of the asset.

Four major factors that may influence the economic feasibility of applying LCC analysis are:

1. Energy Intensiveness - LCC should be considered when the anticipated energy costs of the purchase are expected to be large throughout its life.
2. Life Expectancy - For assets with long lives (i.e., greater than five years), costs other than purchase price take on added importance. For assets with short lives, the initial costs become a more important factor
3. Efficiency - The efficiency of operation and maintenance can have significant impact on overall costs. LCC is beneficial when savings can be achieved through reduction of maintenance costs.
4. Investment Cost - As a general rule, the larger the investment the more important LCC analysis becomes.

B. Applications for LCC Analysis

The City of Chula Vista currently utilizes LCC analysis in determining the most cost effective purchase of capital equipment as well as in the determination of replacement costs for a variety of rolling stock. The use of LCC techniques takes place in the preparation of the City's Five Year Capital Improvement Budget (CIP) as well as in the Capital Outlay sections of the annual Operating Budget.

There are no project facilities that are not covered by LCC analysis. In these existing processes, the City should require the use of LCC analysis prior to or concurrent with the design of public facilities required by new development. Such a requirement will assist in the determination of the most cost effective selection of public facilities.

APPENDIX A
FISCAL IMPACT ANALYSIS



**FISCAL IMPACT ANALYSIS
OF EASTLAKE VILLAGE COMMERCIAL CENTER PROJECT**

Prepared for:

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Prepared by:

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April 2002



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INTRODUCTION

This analysis identifies the estimated fiscal impact that the Eastlake Village Commercial Center Project will have on the operation and maintenance budgets of the City of Chula Vista (general fund). Information pertaining to the scope of development was derived from The EastLake Company.

Two basic methodologies were utilized in estimating public agency revenues and expenditures; the case study and per unit/acre multiplier methods. The case study method was used to estimate secured property tax. The case study method is based on specific characteristics of the project from which revenues can be estimated. Appropriate city officials were contacted to identify actual tax rates, fees and costs. The per unit/acre multiplier method, which represents a more general approach was utilized to estimate unsecured property tax, sales tax, TOT, property transfer tax, utility tax, license fees, fines, other revenues and fees and all expenditures. CIC also utilized input from the fiscal impact prepared for Eastlake Trails, Eastlake III, Otay Ranch Village 6 and 11, and San Miguel Ranch. The City of Chula Vista's FY 2001-2002 Budget was utilized to estimate per unit/acre multipliers.

Future revenues and expenditures are presented in current (2002) dollars. Also, revenues and expenditures depicted are annual estimates, reflecting a development absorption schedule based on information provided by the city and the developer. This approach identifies annual project fiscal surpluses and deficits a from the first year of project completion.

PROJECT DESCRIPTION

The Eastlake Village Commercial Center Project is proposed to be developed in the City of Chula Vista and includes 68.1 acres. The project is divided into three parcels: 38.1 acre parcel proposed to be developed into amounting to 420,000 square feet of retail space, 13.6 acre parcel proposed to be developed into 48,300 square feet of retail and 42,000 square feet of professional office commercial, and a final 16.4 acre parcel proposed to be developed into 78,000 square feet of medical office and a 150 bed hospital facility. This fiscal analysis is based on that project scenario. Any alternative project scenarios, additions and/or changes would require further analysis and revisions to this fiscal impact analysis report. For the purpose of this analysis, absorption of the commercial space was assumed to be completed in three phases from 2003 to 2005. Commercial values were estimated using COMPs (Commercial Property Information Services) and previous studies.

CITY LAND USES COMPARED TO PROJECT

In developing per unit/acre multipliers, CIC utilized demographic and land use information related to the City of Chula Vista as a whole and, more specifically, the subject Eastlake Village Commercial Center Project. Presented in Table 1 is a description of the land uses and projected absorption schedule, both provided by the City and the developer. This schedule includes a 3 year (2003 to 2005) development schedule. For the purpose of this analysis, absorption represents acreage being developed and occupied. Table 2 describes population, housing, land-use and infrastructure characteristics of Chula Vista in comparison to the proposed project. The applicant provided the acres by land use for Eastlake Village Commercial Center Project.

Table 1
EASTLAKE VILLAGE COMMERCIAL CENTER PROJECT
ABSORPTION SCHEDULE AND MARKET VALUES BY LAND USE

Land Use	Net Acre Value (000's)	Cumulative Developed and Occupied Net Acres			Total
		2003	2004	2005	
VC-1 Retail Commercial	\$2,205	38.1	38.1	38.1	38.1
VC-2 Professional & Administrative	\$1,158		13.6	13.6	13.6
BC-3 Research & Limited Mfg /Medical	\$1,184			16.4	16.4
Total		38.1	51.7	68.1	68.1

Table 2
EASTLAKE VILLAGE COMMERCIAL CENTER PROJECT FISCAL IMPACT
GENERAL ASSUMPTIONS

Chula Vista		Sources
Population	174,376	CA Dept. of Finance
Occupied Housing Units	58,853	CA Dept. of Finance
Persons Per Household	3.05	CA Dept. of Finance
Land Uses (Developed Acres)		
Commercial	1,294.51	CV Planning
Industrial	756.46	CV Planning
Residential	7,877.03	CV Planning
Park	339.85	CV Planning
Eastlake Village Commercial Center Project		
Commercial Retail Acres	38.1	
Commercial Office	13.6	
Medical	16.4	

REVENUES

Operating revenues for the City of Chula Vista resulting from the development of the proposed Eastlake Village Commercial Center Project are estimated in this section. The major revenue sources which are expected to be generated from the subject developments and detailed in this chapter include property tax (secured and unsecured), property transfer tax, sales tax, franchise fees, TOT, utility tax, license revenue, miscellaneous fines, motor vehicle license fees, gas tax and charges for various current services. The City of Chula Vista's Budget (FY 2000/2001) for these revenue items is detailed in Table 3 along with allocation rates. The following section details each of the revenue sources and the methodology employed to estimate revenues from the subject developments. For each identified revenue source, a detailed table indicating the revenue produced by this project is presented in the Appendix of this report. All dollar figures are presented in 2002 dollars (no inflation rates were used).

Table 3
**EASTLAKE VILLAGE COMMERCIAL CENTER FISCAL IMPACT
REVENUE GENERATION ASSUMPTIONS**

Revenues	City of Chula Vista FY2001/02 Revenues	Allocation Assumption
Property Taxes		
Secured	\$11,855,920	Based on 10.7% of 1% of TAV
Unsecured	545,080	\$274 commercial acre
Other Taxes		
Property Transfer Tax	\$824,000	Annual Avg. \$32 per commercial acre
Sales & Use Tax	19,837,000	\$3,910 per commercial acre
Franchise Fees	7,150,000	\$2,016 commercial acre
TOT	2,215,935	\$77 per commercial acre
Utility Tax	3,816,150	\$1,076 commercial acre
Licenses		
Business License	\$1,054,530	\$635 commercial acre
Fines		
Parking Citations	274,495	\$40 commercial acre
Revenues from other Agencies		
Gas Tax	2,559,533	\$188 commercial

Secured Property Tax

Secured property tax revenues generated from the proposed developments were calculated on the basis of a one-percent tax rate on the current market value of the commercial construction. The subject properties are in tax rate areas 1139. According to the County of San Diego Property Tax Services, the City of Chula Vista would receive 10.7 percent of the one-percent of the property taxes collected in those tax rate areas. It should be noted that the citywide average share of property tax is roughly 14.7 percent.

As previously mentioned, market values for commercial uses were estimated using COMPS, Commercial Property Information Services, Inc., as well as previous studies. These identified market values also represent the assessed values. Although assessed values increase two percent per year and readjust after the property resells, this analysis assumes no inflation and all values remain in 2002 dollars. Included in Tables A-2 in the appendix is the cumulative assessed value over the build-out of the developments. Total assessed values for the Eastlake Village Commercial Center Project is estimated to be \$84 million in 2003 increasing to \$119 million in 2005.

The City of Chula Vista's share of the collected annual property tax is \$90,000 in 2003 and increases to \$127,700 in 2005 for the Eastlake Village Commercial Center Project (Table A-3).

Unsecured Property Tax

Unsecured property, which includes personal property such as equipment, inventory, furniture, etc. is taxed for primarily commercial and industrial businesses. CIC utilized the County Assessor's Office estimate of unsecured tax allocation. The County Assessor estimates 65 percent of the unsecured property tax is associated with commercial development and 25 percent is allocated to industrial development. Using the City's budget figure of \$545,000 (unsecured tax collect-FY 2001/02) and an estimated 1,295 acres of commercial development

results in a ratio of \$274 per commercial acre ($545,000 \times .65 \div 1,295$) for the City's share of unsecured property tax.

The first year of development of the Eastlake Village Commercial Center Project includes roughly 38 acres of commercial uses. This would generate an estimated \$10,400 in unsecured property tax. At build-out, over 68 acres would be developed amounting to \$18,700 in unsecured property tax annually (refer to Table A-4).

Property Transfer Tax

Sales of real property in San Diego County are taxed at a rate of \$1.10 per \$1,000 of the sales price. Chula Vista would receive 50 percent of the tax. An analysis conducted by the San Diego Association of Governments (SANDAG) indicates that the average turnover rate for nonresidential property is once every 14 years. The following formulas, which take both the transfer tax formula and the average turnover rate into account, were utilized to yield average annual per unit property transfer tax.

$$\text{Commercial/Industrial} \quad \frac{\$.55}{\$1,000} \times 1/14 = .00003929$$

Using these formulas, an estimated annual average property tax can be calculated. The Eastlake Village Commercial Center Project would generate \$3,300 (refer to Table A-5) in average, annual property transfer tax in the first year increasing to \$4,700 at build-out.

Sales Tax

This fiscal impact methodology equates the collection of sales tax to both residential units and commercial acreage. Based on an analysis conducted by the City of San Diego's Finance Department and given the study site location and land-use mix, CIC utilized the tax allocation of 10% for retail/office commercial. Given the project's proposed retail store make-up, it is more likely that the retail site would capture a significant greater amount of sales generated from residents outside of Chula Vista. Therefore, additional sales tax (over the 10% allocation for retail uses) is attributed to the commercial retail. Total annual sales tax generated by the

Eastlake Village Commercial Center Project is estimated at \$3,910 per acre for the retail commercial and \$1,532 per acre for the other land uses. This results in an estimated \$149,000 of sales tax generated by the first year of development and \$194,900 at project completion (refer to Table A-6).

Franchise Fees

The City of Chula Vista receives a franchise tax fee from sales of natural gas, electricity, cable television and trash collection. Using the sale of gas and electricity as a guideline and based on a study prepared by San Diego Gas and Electric (SDG&E), 37 percent of the franchise fees are attributed to residential uses, 36.5 percent to retail/office uses and the remaining 26.5 percent is attributed to industrial uses. Using these guidelines, the city budget, area demographics and land use information results in an estimated \$2,016 per developed commercial acre. Utilizing these ratios results in a total annual franchise fee of \$76,800 in the first year increasing to \$137,300 at build-out for Eastlake Village Commercial Center Project (see Table A-7).

Transient Occupancy Tax

Transient occupancy tax (TOT) is a tax added to the price charged for the use of a hotel or motel room. The majority of the tax is associated with new hotel developments. Since there is no planned hotel/motel development in this project, TOT would be generated by the residents and commercial retail enterprises by their use of local hotels/motels. The San Diego Convention and Visitors Bureau estimates that of all visitors who stay in hotels and motels, eight percent are visiting friends or relatives and an additional nine-percent are in San Diego on non-convention business. Utilizing the City's 2000/01 budget for TOT of \$2,215,935 and assuming nine percent by non-residential uses (assume 50% retail and 50% industrial uses), results in multiplier ratios of roughly \$77 per commercial acre. Using these ratios and the estimate of TOT generated by the tourist commercial, the City of Chula Vista will receive a total annual TOT

tax of \$2,900 in 2003 and \$5,200 at completion of the Eastlake Village Commercial Center Project (refer to Table A-8).

Utility Users' Tax

The City of Chula Vista's FY2000/01 budget for utility taxes is \$3,705,000. These taxes are paid by the residents on gas, electric and telephone services. CIC utilized the same methodology for utility taxes and franchise fees. Using the land use allocation of 37 percent residential uses, 36.5 percent to retail/office uses and 26.5 percent to industrial uses, results in an estimated \$1,132 in annual utility tax per developed commercial acre. This ratios results in a utility tax of \$41,000 for the Eastlake Village Commercial Center Project in the first year and \$73,300 (refer to Table A-9) at build-out.

Business License Fees

Business license fees are allocated based on a survey reported by the City of San Diego's Financial Management Department, which indicated that 78 percent of the fees were generated by commercial uses and 22 percent were generated by industrial uses. Using the City of Chula Vista's budget (\$1,054,530), the above proportions and the number of citywide developed commercial acres, results in a multiplier of \$635 per commercial acre. Using this multiplier, total business license fees attributed to Eastlake Village Commercial Center Project are \$24,200 per year in 2003 increasing to \$43,200 at buildout(refer to Table A-10).

Miscellaneous Revenues

CIC grouped numerous revenues into the category of miscellaneous. These revenues include: animal licenses, bicycle licenses, motor vehicle licenses, State homeowners property tax relief, gas tax, library fines, parking citations, swimming pool fees, recreation programs and park reservation fees. With the exception of gas tax and parking citations, all the revenues are assumed to be allocated entirely to residential uses. Total miscellaneous revenues attributed to the Eastlake Village Commercial Center Project are \$8,700 in the first year and \$15,500 per

year at build-out (refer to Table A-11) The allocation of gas tax and parking citations was calculated as follows:

Gasoline Tax

Gasoline tax revenue accrues on the basis of a complicated formula utilizing county to state and incorporated to unincorporated portion of population. According to the City of San Diego's "Fiscal Impact of New Development" and the Department of Motor Vehicle's auto registration records, an estimated 50 percent is attributed to residential uses and the remaining 50 percent is allocated based on vehicle registration (75% residential, 19% commercial and 6% industrial).

Parking Citations

Parking violation revenues were allocated by vehicle registration classification as estimated by the Department of Motor Vehicles (75% residential, 19% commercial and 6% industrial).

OPERATING EXPENDITURES

Operating expenditures for the City of Chula Vista resulting from development of the Eastlake Village Commercial Center Project are outlined in this section. The expenditure categories to be impacted by the subject developments include administration overhead, planning, police, fire, library, public works and parks and recreation. The City of Chula Vista's operating expenditure budgets for fiscal year 2000/01 and allocation assumptions are presented in Table 3. These expenses are utilized in estimating per unit/acre expenditures for the project. The methodologies used to estimate project expenses are discussed in more detail in the following sections. Similar to the revenue analysis, all figures shown are in current (2001) dollars. The projection of costs in this analysis assumes no significant or predictable changes in the service standards of the City of Chula Vista. Detailed tables reflecting the annual expenditure cash flows are presented in the appendix to this report.

Table 4

**EASTLAKE VILLAGE COMMERCIAL CENTER PROJECT FISCAL IMPACT
COST ALLOCATION ASSUMPTIONS**

Expenditures	City of Chula Vista FY2000/01 Expenditures	Allocation Assumptions
OVERHEAD FUNCTIONS		
Administration Overhead	\$15,775,747	
City Council	\$508,081	
Boards and Commission	\$10,060	
Community Promotions	\$316,506	
City Attorney	\$1,283,362	
City Clerk	\$535,172	
Admin	\$2,732,103	
Management	\$2,436,549	
Human Resources	\$3,151,693	
Finance	\$2,110,266	
Non-Dept	\$2,691,955	
Public Works	\$2,072,821	
Building Maintenance	\$713,079	
Custodial Maintenance	\$1,121,028	
Communications	\$238,714	
TOTAL OVERHEAD	\$18,776,751	Based on 24.6% of Line Operations
LINE OPERATIONS		
Planning (non current)	\$1,624,027	\$164 commercial acre
Community Development	\$2,146,051	N/A
Police	\$30,520,415	\$5,345 commercial acre
Fire	\$9,613,208	\$1,683 commercial acre
Building and Housing	\$3,166,906	N/A
Library	\$7,257,836	N/A
OPERATIONS		
Public Works	\$9,466,787	
Operations		
Operations Administration	\$673,374	\$89 commercial acre
Traffic Operations	\$695,784	\$894 per lane mile
Street Maint (1)	\$1,701,994	\$2,188 per lane mile
Overlay Program (CIP)	\$269,000	\$346 per lane mile
Sidewalk Maint (CIP)	\$140,000	\$436 per street mile
Pavement Rehab (CIP)		
Slurry Seal (2)	\$178,040	\$6,650 per lane mile
Chip Seal (2)	\$178,150	\$11,400 per lane mile
Street Sweeping	\$295,968	\$261 per lane mile
Street Tree Maint	\$752,631	\$1,402 per street mile
Sanitary Sewer Maint.	\$1,311,992	Self supporting

Expenditures	City of Chula Vista FY2000/01 Expenditures	Allocation Assumptions
Wastewater Maint.	\$2,532,153	Self supporting
Engineering		
Design	\$950,138	Self supporting
Advance Planning	\$163,414	Self supporting
Land Development	\$1,048,137	Self supporting
Traffic Signal/Lights Maint.	\$1,166,727	\$2,683 per signal, \$100 per street light
Parks	\$8,538,466	\$8,399 per park acre
Admin-Parks	837,800	
Admin-Open Space	828,998	Provided by lighting/landscape district
Maintenance	2,995,285	
Recreation	\$3,876,383	NA
Aquatics & Athletics	933,851	NA
Senior Citizens	381,101	NA
General	2,023,945	NA
Administration	537,456	NA
C.V. Woman Ctr.	14,002	Self supporting
TOTAL LINE OPERATIONS(3)	\$76,210,079	
TOTAL EXPENDITURES	\$94,986,830	

(1) Estimated at 20% in year 5, 40% in year 6, to 100% in year 9

(2) Slurry seal will occur after 3 years then every 7 years (residential streets), chip seal after 3 years then every 7 (major streets).

(3) Includes all planning expenses and all public works admin.

Government Administration

The total costs for city administration services projected in FY 2001/2002 are \$18,777,000, as shown in Table 3. In order to allocate these overhead expenses to the projects, CIC assumed the City cost for the subject developments would incur an overhead rate similar to the City of Chula Vista (city administration overhead ÷ total line operations expenditures=24.6%). Table A-12 in the appendix shows annual overhead expenditures for the Eastlake Village Commercial Center Project of \$68,200 in the first year of development increasing to \$101,500 by build-out.

Planning (Non-Current)

Non-current planning costs are allocated based on the City of Chula Vista's land use allocation (13% commercial/office) and the number of developed commercial acreage. Utilizing

this proportion results in multipliers of, \$164 per commercial acre. These multipliers translate into annual planning (non-current) costs of \$6,200 in 2003 and \$11,100 at build-out for the Eastlake Village Commercial Center Project (refer to Table A-13).

Police

The Chula Vista Police Department will provide police protection for the project. CIC contacted representatives of the local police department to obtain information on service calls and beat activity attributable to residential, business and industrial land uses. No information was available regarding the nature of local calls and regular beat activity. As a result, CIC utilized City of San Diego's cost allocation by land use from the City of San Diego's "Fiscal Impact Model of New Development".

The San Diego Police Department estimates that calls for service account for roughly 50 percent of their expenditures. They are distributed as follows: 66.6% in or around residential structures, 32.3% in or around retail commercial structures and 1.1% associated with industrial structures. The other 50 percent of expenditures are attributed to normal "beat" activity, and are allocated in proportion to land use acreage (79% to residential land use and 13% to commercial land use). After averaging the percentages for both service-call activity and "beat" activity, and adjusting for the specific land uses involved in this project (i.e. office and medical) a ratio of \$5,345 per retail commercial acre, \$3,552 per office professional acre, and \$1,759 per medical land use acre was used to estimate police service cost. The above estimates are based upon a FY 2001/02 police budget of \$30,520,415 and results in police costs of \$203,600 in the first year and \$280,800 at buildout for Eastlake Village Commercial Center Project (refer to Table A-14).

Fire Protection

The proposed uses form the basis for allocating fire costs to the Eastlake Village Commercial Center Project. The Chula Vista Fire Department also provided CIC with a breakdown of calls for fire protection service in 1997; residential uses 84.2%, commercial uses 14.3% and industrial uses 1.5%. Based on these allocations for fire protection service, per unit

costs were developed for the project of \$1,599 per acre, which results in fire protection costs of \$64,1000 for the first year increasing to \$114,600 at the completion of the Eastlake Village Commercial Center Project (refer to Table A-15).

Paramedic Services

The City of Chula Vista contracts privately with American Medical Response Group to provide paramedic services. Services are charged on a fee for service basis, at no resulting cost to the City. Therefore, the project will not incur any current paramedic expenses and no expense category is shown in the expenditure cash flow analysis for this service. It should be noted that at some future time, the City could be asked to help fund costs associated with a new paramedic unit to handle future eastern growth.

Library Services

Since the library is primarily a local resource used by residents as opposed to businesses, the entire budget is allocated to residential uses. Therefore, there is no costs associated with commercial only development.

Public Works

The Public Works Department has a proposed FY 2001/02 budget of \$17,004,325 (this figure excludes some overhead costs, which were included in overhead functions). The Public Works Department is divided into operations and engineering. Mr. David Byers (Deputy Director of Public Works/Operations) assisted CIC in allocating operation costs for a previous study. Building maintenance, custodial maintenance and communications were included in City overhead functions. Operations' administration costs were allocated based on developed acreage proportions and housing units. The other operation costs were allocated on a per street or lane mile basis. The Eastlake Village Commercial Center Project is estimated to include no new streets when completed and the maintenance costs for previously built streets were included in the impacts of those developments, therefore, no costs are allocated to this project for street maintenance. In addition no new traffic signals were identified in the project.

Therefore, public works cost are allocated on the average basis of \$88.74 per acre or \$7,000 for the complete development.

Table 5

**CITY OF CHULA VISTA
PUBLIC WORKS COST PER UNIT/ACRE/MILE**

		Allocation
Operations		
Administration	\$ 631,275	\$9 per housing unit/\$69 commercial acre
Traffic Operations	526,180	\$676 per lane mile
Street Maintenance	1,136,493	\$1,461 per lane mile (1)
Overlay Program (CIP)	269,000	\$346 per lane mile
Sidewalk Maint. (CIP)	140,000	\$417 per street mile
Pavement Rehab (CIP)		
Slurry Seal	178,040	\$6,650 per lane mile (2)
Chip Seal	178,150	\$11,400 per lane mile (3)
Street Sweeping	356,330	\$458 per lane mile
Street Tree Maintenance	595,657	\$1,773 per street mile
Wastewater Maintenance	2,315,870	Self supporting
Wastewater Life Station Maint.	459,964	Self supporting
Engineering		
Design	950,138	CIP Program Funded
Advanced Planning	163,414	Self supporting
Land Development	1,048,137	Self supporting
Traffic Engineering	586,957	\$604 per lane mile (20% self supporting)
Traffic Signal Maint.		
Signal costs	466,691	\$3,287 per signal
Street light costs	700,036	\$111 per street light
Transit Service Operations	186,808	Self supporting

- 1) Begins in year 5 at 20%, 40% in year 6 to 100% in year 9.
- 2) Start after year 3 and then every 7 years (residential streets).
- 3) Start after year 3 and then every 7 years (major streets).

Parks and Recreation Services

Due to the nature of the Parks and Recreation, all non-reimbursable costs for these services are allocated to residential development. Therefore there is no cost associated from this segment to the Eastlake Village Commercial Center Project.

NET FISCAL IMPACT

Utilizing the previously mentioned methodologies estimated net fiscal impacts are presented in Tables 6. As previously mentioned, all values are in 2002 dollars. No annual adjustments to revenues or costs were utilized. The estimated annual flows of costs and revenues are primarily related to the estimated project absorption and street maintenance schedules.

Table 5 presents the results of the fiscal impact associated with the Eastlake Village Commercial Center Project. Fiscal revenues would range from \$406,300 in the first year and increase to \$620,500 per year when fully developed. Fiscal expenditures associated with the Eastlake Village Commercial Center Project are estimated to be \$345,600 in 2003 and \$514,100 at build-out. Base on the proceeding estimates, the net fiscal impact from developing the Eastlake Village Commercial Center would be positive (\$60,700) in the beginning and would remain so throughout development finishing with an annual estimate of \$106,400 surplus.

Table 6

**NET FISCAL IMPACT OF THE EASTLAKE VILLAGE COMMERCIAL CENTER PROJECT
ON THE CITY OF CHULA VISTA**

Revenue Sources	Revenues (In Thousands)		
	2003	2004	2005
Secured Property Tax	\$90.0	\$106.9	\$127.7
Unsecured Property Tax	\$10.4	\$14.2	\$18.7
Property Transfer Tax	\$3.3	\$3.9	\$4.7
Sales & Use Tax	\$149.0	\$169.8	\$194.9
Franchise Tax	\$76.8	\$104.2	\$137.3
TOT Tax	\$2.9	\$4.0	\$5.2
Utility Tax	\$41.0	\$55.6	\$73.3
Business License	\$24.2	\$32.8	\$43.2
Miscellaneous Revenues	\$8.7	\$11.8	\$15.5
TOTAL REVENUES	\$406.3	\$503.2	\$620.5

Expenditure Sources	Expenditures (In Thousands)		
	2003	2004	2005
Government Admin.	\$68.2	\$86.6	\$101.5
Planning	\$6.2	\$8.5	\$11.1
Police	\$203.6	\$252.0	\$280.8
Fire	\$64.1	\$87.0	\$114.6
Library	\$0.0	\$0.0	\$0.0
Public Works	\$3.4	\$4.6	\$6.0
Park and Recreation	\$0.0	\$0.0	\$0.0
TOTAL EXPENDITURES	\$345.6	\$438.6	\$514.1

	2003	2004	2005
TOTAL REVENUES	\$406.3	\$503.2	\$620.5
TOTAL EXPENDITURES	\$345.6	\$438.6	\$514.1
NET FISCAL IMPACT	\$60.7	\$64.6	\$106.4



APPENDIX A

Table A-1
ABSORPTION SCHEDULE BY LAND USE

Land Use	Net Acre Value (000's)	Cumulative Developed and Occupied Net Acres			
		2003	2004	2005	Total
VC-1 Retail Commercial	\$2,205	38.1	38.1	38.1	38.1
VC-2 Professional & Administrative	\$1,158		13.6	13.6	13.6
BC-3 Research & Limited Mfg /Medical	\$1,184			16.4	16.4
Total		38.1	51.7	68.1	68.1

Table A-2
ASSESSED VALUE

Land Use	Per Unit/ Net Acre Value (000's)	Cumulative Assessed Value(000's)			
		2003	2004	2005	Total
VC-1 Retail Commercial	\$2,205	\$ 84,011	\$ 84,011	\$ 84,011	\$ 84,011
VC-2 Professional & Administrative	\$1,158		\$ 15,749	\$ 15,749	\$ 15,749
BC-3 Research & Limited Mfg /Medical	\$1,184			\$ 19,418	\$ 19,418
Total		\$ 84,011	\$ 99,759	\$ 119,177	\$ 119,177

Table A-3
SECURED PROPERTY TAX REVENUE

SECURED PROPERTY TAX REVENUES	Secured Property Tax Revenue (000s)		
	2003	2004	2005
TOTAL EASTLAKE VILLAGE COMMERCIAL CNTR			
Total Assessed Values	\$ 84,011	\$ 99,759	\$ 119,177
Tax Rate	1.0%	\$840	\$998
TOTAL CHULA VISTA SHARE*	10.7%	\$90.0	\$106.9
		\$127.7	

Table A-4
UNSECURED PROPERTY TAX REVENUE

UNSECURED PROPERTY TAX	Tax Per Acre	Unsecured Property Tax Revenue (000's)		
		2003	2004	2005
All Commercial Uses	\$274.0	\$10.4	\$14.2	\$18.7
EASTLAKE VILLAGE COMMERCIAL CNTR		\$10.4	\$14.2	\$18.7

Table A-5
ESTIMATED PROPERTY TRANSFER TAX REVENUES

Commercial Resale Ratio

0.00003929

Product	Resale Rate (Years)	Property Transfer Tax (000s)		
		2003	2004	2005
Commercial Acres	14	\$3.3	\$3.9	\$4.7
EASTLAKE VILLAGE COMMERCIAL CNTR		\$3.3	\$3.9	\$4.7

Table A-6
ESTIMATED SALES TAX REVENUES

2001/2002 Budget
For Sales Tax \$19,837,000

Land Use	Sales Tax Per Unit/Acre (000s)	City of Chula Vista's Share of Sales Tax (000s)		
		2003	2004	2005
Retail Commercial	\$3.910	\$149.0	\$149.0	\$149.0
Office Commercial	\$1.532	\$0.0	\$20.8	\$20.8
Medical Office/Hospital	\$1.532	\$0.0	\$0.0	\$25.1
EASTLAKE VILLAGE COMMERCIAL CNTR		\$149.0	\$169.8	\$194.9

Table A-7
ESTIMATED FRANCHISE FEES

2001/2002 Budget
For Franchise Fees \$7,150,000

Land Use	Per Unit	Franchise Fee Revenue (000's)		
		2003	2004	2005
Total Commercial Acres	\$2,016	\$76.8	\$104.2	\$137.3
EASTLAKE VILLAGE COMMERCIAL CNTR		\$76.8	\$104.2	\$137.3

Table A-8
ESTIMATED TRANSIENT OCCUPANCY TAX

2001/2002 Budget
For Transient Occupancy Tax \$2,215,935

Land Use	TOT per Unit/Net Acre	Transient Occupancy Tax (000's)		
		2003	2004	2005
Total Commercial Acres	\$77	\$2.9	\$4.0	\$5.2
EASTLAKE VILLAGE COMMERCIAL CNTR		\$2.9	\$4.0	\$5.2

Table A-9
ESTIMATED UTILITY TAX

2001/2002 Budget
For Utility Tax \$3,816,150

Land Use	Tax per Unit/Net Acre	Utility Tax Revenue (000's)		
		2003	2004	2005
Total Commercial Acres	\$1,076	\$41.0	\$55.6	\$73.3
EASTLAKE VILLAGE COMMERCIAL CNTR		\$41.0	\$55.6	\$73.3

Table A-10
ESTIMATED BUSINESS LICENSE REVENUE

2001/2002 Budget
For Business License Tax \$1,054,530

Land Use	Average Business License Fee Per Acre	Business License Fees (000's)		
		2003	2004	2005
Total All Commercial Acres	\$635	\$24.2	\$32.8	\$43.2
EASTLAKE VILLAGE COMMERCIAL CNTR		\$24.2	\$32.8	\$43.2

Table A-11
ESTIMATED MISCELLANEOUS REVENUES

	Allocation of Budget			
	Total		Per	
	Budget	Commercial	Comm	
			Acre	
2001/2002 Budget				
Gas Tax	\$2,559,533	\$243,156	\$187.8	
Parking Citations	\$274,495	\$52,154	\$40.3	
Total Misc Revenue	\$13,085,901	\$295,310	\$228.12	
	Per Unit/Acre			
Land Use	Per Unit/Acre	Miscellaneous Revenue (000's)		
		2003	2004	2005
Total Commercial Acres	\$228.12	\$8.7	\$11.8	\$15.5
EASTLAKE VILLAGE COMMERCIAL CNTR		\$8.7	\$11.8	\$15.5

Table A-12
ESTIMATED EXPENDITURES FOR GOVERNMENT ADMINISTRATION

2001/2002 Budget	
Government Administration	\$11,925,269
<hr/>	
Land Use	Allocated Cost
All Land Uses	24.6% of total line operations
<hr/>	
Land Use	Government Administration (000's)
	<hr/>
	2003 2004 2005
EASTLAKE VILLAGE COMMERCIAL CNTR	\$68.2 \$86.6 \$101.5

Table A-13
ESTIMATED PLANNING COST

(Non-Current)				
2001/2002 Budget				
Planning Expenditures	\$1,624,027			
	Cost per Unit			
	/Net Acre			
Commercial	\$163.58			
		Planning Costs (000's)		
Land Use		2003	2004	2005
Total Commercial Acres		\$6.2	\$8.5	\$11.1
EASTLAKE VILLAGE COMMERCIAL CNTR		\$6.2	\$8.5	\$11.1

Table A-14
ESTIMATED POLICE PROTECTION COST

2000/2001 Budget For
Police Expenditures

\$30,520,415

	<u>Cost per Unit/Net Acre</u>
Commercial	\$5,345
Office	\$3,552
Medical	\$1,759

Land Use	<u>Police Protection Costs (000's)</u>		
	2003	2004	2005
VC-1 Retail Commercial	\$203.6	\$203.6	\$203.6
VC-2 Professional & Administrative	\$0.0	\$48.3	\$48.3
BC-3 Research & Limited Mfg./Medical	\$0.0	\$0.0	\$28.8
EASTLAKE VILLAGE COMMERCIAL CNTR	\$203.6	\$252.0	\$280.8

Table A-15
ESTIMATED FIRE PROTECTION COST

2000/2001 Budget For
Fire Expenditures

\$9,613,208

	<u>Cost per Unit /Net Acre</u>
Commercial	\$1,683

Land Use	<u>Fire Protection Costs (000's)</u>		
	2003	2004	2005
Total Commercial Acres	\$64.1	\$87.0	\$114.6
EASTLAKE VILLAGE COMMERCIAL CNTR	\$64.1	\$87.0	\$114.6

Table A-16
ESTIMATED LIBRARY COST

2000/2001 Budget For
Library Expenditures

\$7,257,836

	<u>Cost per Unit/Net Acre</u>
Residential	\$123.32
Commercial	\$0

Land Use	<u>Library Costs (000's)</u>		
	2003	2004	2005
Total Commercial Acres	\$0.0	\$0.0	\$0.0
EASTLAKE VILLAGE COMMERCIAL CNTR	\$0.0	\$0.0	\$0.0

Table A-17
ESTIMATED EXPENDITURES FOR PUBLIC WORKS

2000/2001 Budget For Public Works		Cost Allocation Unit/Acre	
	\$17,004,325	Residential	Commercial
Operations			
Administration	\$673,374	\$11.88	\$88.74
Traffic Operations	\$695,784	\$894.32	per lane mile
Street Maintenance	\$1,701,994	\$2,187.65	per lane mile (1)
Street Sweeping	\$295,968	\$345.76	per lane mile
Street Tree Maintenance	\$752,631	\$416.67	per street mile
Wastewater Maintenance	\$159,406	self supporting	
Wastewater Lift Station Maint	\$2,532.153	self supporting	
Engineering			
Traffic Signal Maint.			
Signal costs	\$511,202	\$3,600	per signal
Street light costs	\$766,802	\$122	per street light
Transit Service Operations	\$180.655	self supporting	
Environmental Mgmt	\$164,207	self supporting	

1) Estimated at 20% in year 5, 40% in year 6, to 100% in year 9

	Public Works Expenditures (000's)		
	2003	2004	2005
Public Street Lane Miles *	0.0	0.0	0.0
Public Street Miles *	0.0	0.0	0.0
Street Lights**	0	0.0	0.0
Signals**	0	0.0	0.0
Operations Admin	\$ 3.4	\$ 4.6	\$ 6.0
Street Mile Costs	\$ -	\$ -	\$ -
Lane Mile Costs	\$ -	\$ -	\$ -
Street Maint ***	\$ -	\$ -	\$ -
Signal/street light costs	\$ -	\$ -	\$ -
EASTLAKE VILLAGE COMMERCIAL CNTR	\$ 3.4	\$ 4.6	\$ 6.0

* The phasing of streets were estimated based on the estimated absorption of residential units

** The phasing of signals and street lights were based on the phasing of streets

***Represent a 15 year annual average during the period from 2003 to 2017

Table A-18
ESTIMATED EXPENDITURES FOR PARK AND RECREATIONS

Estimated Park Development Schedule	Park Acres		
	2003	2004	2005
	0		

2000/2001 Budget For Park & Recreation		Cost Allocation Unit/Acre	
Parks, Recreation and Open Space	\$5,644,290		
Parks	\$3,715,325	\$10,932	per park acre
Administration - Parks	\$385,488		
Administration - Open Space	\$334,552	provided by lighting and landscape district	
Maintenance	\$2,995,285		
Recreation	\$3,490,895	\$59.32	per housing unit
Administration- Recreation	\$151,968	\$2.58	per housing unit
Swimming & Sports	\$933,851	\$15.87	per housing unit
Senior and youth Services	\$381,101	\$6.48	per housing unit
Recreation Facilities	\$2,023,975	\$34.39	per housing unit

EASTLAKE I SUPPLEMENTAL
-AIR QUALITY IMPROVEMENT PLAN-

EASTLAKE VILLAGE CENTER NORTH
SUPPLEMENTAL SPA

Approved by City Council Resolution No. 2002-64

-July 23, 2002-

Prepared for:
THE EASTLAKE COMPANY
900 Lane Avenue, Suite 100
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II.6.1 EXECUTIVE SUMMARY

As detailed in this plan, numerous features have been included in the project and surrounding EastLake Community to minimize air quality impacts from construction and operation of the EastLake Village Center North Supplemental Sectional Planning Area (SPA) project.

The most significant air quality improvement measures are those policies and regulations established at the broadest geographic level, *i.e.*, state and Federal. However, project-level features or actions, although small and relatively insignificant, contribute to cumulative conditions and affect regional air quality. This report presents an overview of air quality issues, standards and regulations, and impact reduction opportunities. The following measures, which are detailed in Section II.6.3, will be implemented at the project level.

Implementation Measures

1. Land Use Mix & Circulation Alternatives: The EastLake Planned Community as a whole, including the proposed project, provides an extensive trail system, connecting activity centers, to enable non-vehicular travel. The proposed project has long been planned for non-residential uses at the heart of the large, predominately residential EastLake Community which is being developed by the project applicant.
2. Pedestrian/Transit-oriented Design: The conceptual site plan for parcel VC-1 orients smaller retail uses and buildings along the EastLake Parkway and Otay Lake Road frontages to provide appropriately scaled storefronts along the pedestrian and bicycle routes. Similarly in parcel VC-2, smaller scaled buildings are sited at the corners of the site and along the street frontages to increase pedestrian/bicycle orientation. Vehicle parking is located behind the buildings reducing automobile dominance.
3. Intersection Congestion Limitations: The level of service (LOS) traffic flow requirements applied to the project will limit intersection congestion and encourage free-flow travel, which reduces air emissions and minimizes the potential for air pollution "hot spots."
4. Energy Efficient Landscaping: Shading cars and buildings with the proper landscaping can reduce the amount of energy required for air conditioning which can, in turn, reduce emissions at power generating stations. The value of shading from trees will be considered in the review of detailed landscape plans for the project.
5. Dust Control During Construction: Dust control during grading operations will be regulated in accordance with the rules and regulations of the San Diego APCD. These requirements will be included in the tentative map approval.
6. Park-and-Ride Facilities: A park-and-ride facility with shared parking is incorporated into the "transit center" within the Village Center site (VC-1 parcel). This facility should be incorporated into a city-wide system of park-and-ride facilities coordinated with public transit

routes, including future transit ways. In addition, a meandering walk is provided on VC-1/E-10 frontage in order to improve the walking/biking experience along EastLake Parkway.

These local mitigation measures, identified above, may only have a small impact on regional Air Quality in quantifiable terms, but their enhancement of future transit options and public awareness should have a greater long term public benefit.

II.6.2 INTRODUCTION

II.6.2.1 Purpose

The purpose of this Air Quality Improvement Plan (AQIP) is to respond to the Growth Management Policies of the City of Chula Vista which require larger development projects to prepare such a plan. The Growth Management Program implements the Growth Management Element of the General Plan and establishes an orderly process to carry out the development policies of the City.

II.6.2.2 AQIP Goals

The following are goals of the EastLake Village Center North Supplemental SPA Air Quality Improvement Plan:

1. To minimize air quality impacts during and after construction of the EastLake Village Center North project.
2. To comply with the air quality standards and policies of the City of Chula Vista and San Diego County APCD.
3. To create a framework for the design and implementation of air quality mitigation measures in this commercial and employment development project.
4. To be economically efficient and cost effective.

II.6.2.3 Planning Context

The regulatory framework for this air quality plan includes federal, state and regional standards as well as local planning requirements. The federal Clean Air Act was enacted in 1970 and amended in 1977 and 1990 to protect and enhance the quality of the nation's air resources to benefit public health, welfare, and productivity. In 1971, the Environmental Protection Agency (EPA) developed primary and secondary national ambient air quality standards (NAAQS). Six pollutants of primary concern were designated: ozone, carbon monoxide, sulfur dioxide, nitrogen dioxide, lead, and suspended particulate (PM-10). In 1997, new standards for eight-hour ozone and fine particulate matter (PM-2.5) were promulgated. The EPA also allows the states the option to develop different (stricter) standards, which California has adopted. Table 1 lists the federal and California state standards.

California law, effective on January 1, 1989, requires that regional air quality districts implement regulations to reduce emissions from mobile sources through the adoption and enforcement of transportation control measures. San Diego County is in compliance with all State and federal air quality standards except the state standard for ozone; the area meets the less stringent federal ozone standard. As a state ozone non-attainment area, San Diego is subject to various requirements including:

- Five percent annual reduction in hydrocarbons and oxides of nitrogen emissions from 1987 until standards are attained. If this five-percent reduction cannot be obtained, every feasible measure must be implemented.

The State Implementation Plan (SIP) is the document that sets forth the state's strategies for achieving air quality standards. The San Diego Air Pollution Control District (APCD) is responsible for preparing and implementing the portion of the SIP applicable to the San Diego Air Basin (SDAB). The San Diego APCD adopts rules, regulations, and programs to attain state and federal air quality standards. The SDAPCD prepared the original Regional Air Quality Strategy (RAQS) in 1992 pursuant to the SIP. The RAQS is subject to review and amendment every three years (triennial revisions) and was amended in 1995, 1998 and 2001.

Table 1 Ambient Air Quality Standards			
Pollutant	Averaging Time	California Standard	National Standard
Ozone (O ₃)	8 hour	--	0.08 ppm
	1 hour	0.09 ppm	0.12 ppm
Carbon Monoxide (CO)	8 hour	9.0 ppm	9.0 ppm
	1 hour	20 ppm	35 ppm
Nitrogen Dioxide (NO ₂)	Annually	--	100 µg/m ³
	1 hour	0.25 ppm	--
Sulfur Dioxide (SO ₂)	Annually	--	80 µg/m ³
	24 hour	0.05 ppm	0.14 ppm
	1 hour	0.25 ppm	--
Respirable Particulate Matter (PM ₁₀)	Annual Mean	30 µg/m ³	50 µg/m ³
	24 hour	50 µg/m ³	150 µg/m ³
Fine Particulate Matter (PM ₁₀)	Annual Mean	--	15 µg/m ³
	24 hour	--	65 µg/m ³
Sulfates	24 hour	25 µg/m ³	--
Lead (Pb)	30 days	1.5 µg/m ³	--
	Calendar Quarter	--	1.5 µg/m ³
Hydrogen Sulfide	1 hour	0.03 ppm	--
Visibility Reducing Particulate	8 hours	Visibility of 10 miles when humidity is <70%..	--
Hydrogen Sulfide	1 hour	0.03 ppm	--

ppm = parts per million

SOURCE: CA Air Resources Board 1/25/99

At the local level, within Chula Vista, there is no local air quality plan. However, the City has included a Growth Management Element (GME) in its General Plan. One of the stated objectives of the GME is to have active planning to meet federal and state air quality standards. This objective is incorporated into the GME's action program. Although adopted in 1989, the GME has remained current by not only requiring air pollution reduction measures identified in 1989 but also "measures developed in the future."

To implement the GME, the City Council has adopted the Growth Management Program which requires Air Quality Improvement Plans for major development projects (50 residential units or commercial/industrial projects with equivalent air quality impacts). Title 19 (Sec. 19.09.0508) of the Chula Vista Municipal Code requires that a SPA submittal contain an AQIP. The AQIP should include an assessment of how the project has been designed to reduce emissions as well as identify mitigation measures.

On November 14, 2000, the City Council adopted the Carbon Dioxide (CO₂) Reduction Plan, which included implementing measures regarding transportation and energy efficient land use planning and building construction measures for new development. In this Plan, it was recognized that the City's efforts to reduce carbon dioxide emissions from new development are directly related to energy conservation and air quality efforts. As a result, the City initiated a pilot study effort to develop a program to be implemented in new SPA Plans through updating the guidelines for preparation of required Air Quality Improvement Plans (AQIPs). In summary, the pilot study involves the development of a computer model to evaluate the relative effectiveness of applying various site design and energy conservation features in new development projects. The pilot study analyzes the EastLake III SPA project (a project sponsored by the applicant for this Village Center SPA), and two other pending larger development projects. The final results of the pilot study are not available for inclusion in this AQIP. However, the design concepts described in this AQIP and implemented in the Village Center North SPA project are essentially the same as those identified in the preliminary stages of the pilot study.

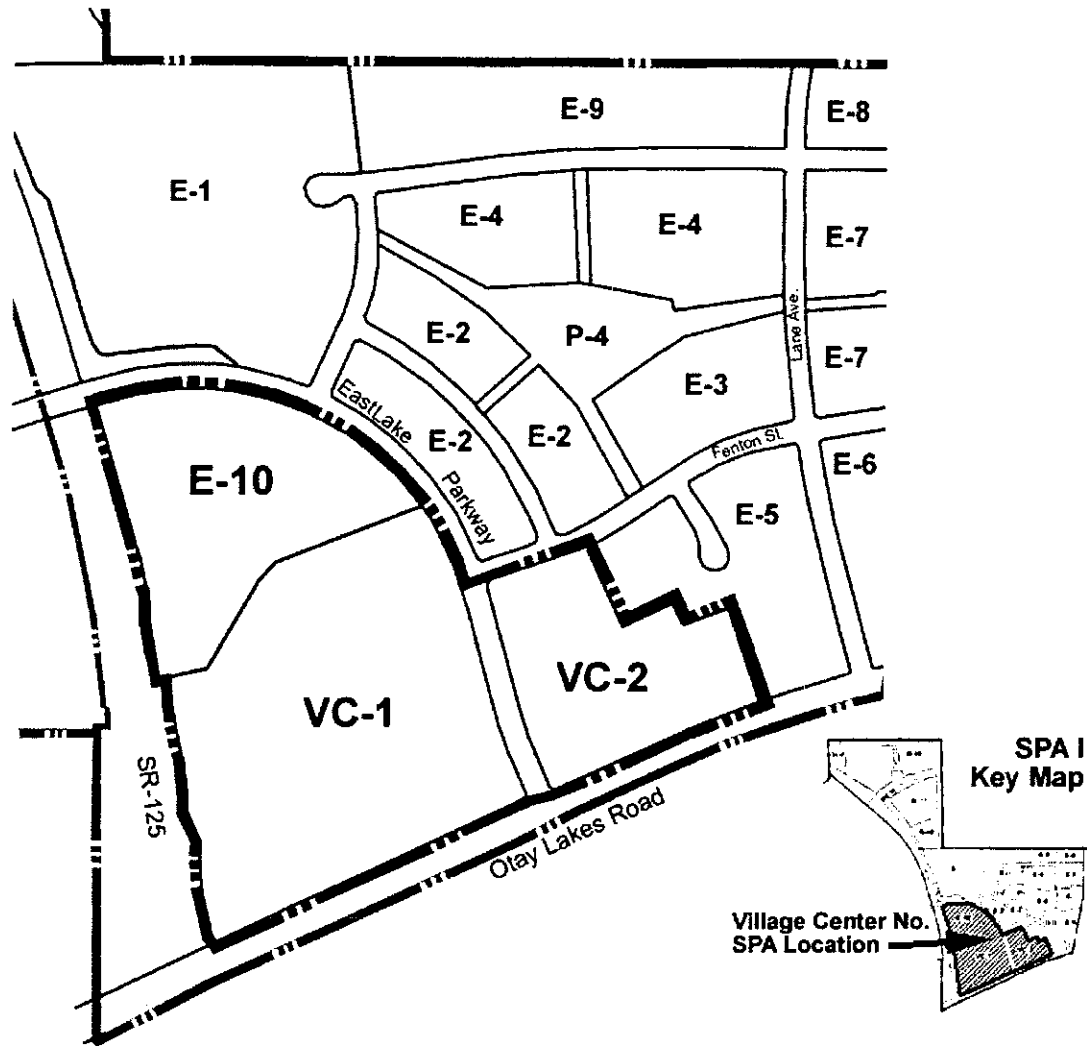
II.6.2.4 Project Description

The EastLake Village Center North Supplemental SPA planning area is defined by a major circulation route, Otay Lakes Road on the south, the ROW for future SR-125 on the west, a segment of EastLake Parkway on the north and existing development within the EastLake Business Center to the east. The roadways forming the Supplemental SPA boundaries exist, except for the SR-125 freeway, as do major utility systems (sewer, water, recycled water, *etc.*) which will serve the site.



The EastLake Village Center North Supplemental SPA is designed for a mixture of commercial and employment uses (see Site Utilization Plan Exhibit 1). The retail commercial use (parcel VC-1) will be an extension of the existing, smaller scale, but similar commercial development south of Otay Lakes Road. The remainder of the area defined by Otay Lakes Road, SR-125 and EastLake Parkway (parcel E-10) is designated for employment (light industrial) uses consistent with the existing

development within EastLake Business Center, to the north and east. The third component of the project is office commercial use designated for the area east of EastLake Parkway (parcel VC-2).

Site Utilization Plan



Parcel	Land Use	Acres
VC-1	Village Center	38.1
VC-2	Village Center	13.6
E-10	Vil. Ctr. Employment	16.4
Total		68.1

 SPA I Boundary
 Supplemental Village Center North SPA Boundary

Note: This exhibit and statistics are for the Village Center North Supplemental SPA Planning Area only. Refer to the EastLake I Site Utilization Plan for total SPA Plan statistics.

Village Center North Supplemental SPA Plan
EASTLAKE I
 A planned community by The EastLake Company

Civil Land Planning
 San Diego, CA (619) 523-7889

 2/19/02

Exhibit 1

II.6.3 IMPACT REDUCTION

II.6.3.1 Design Phase

This section of the AQIP demonstrates how the EastLake Village Center North SPA addresses key design issues, at the SPA Plan level, which are directed toward reducing air pollution impacts. The design issues addressed below parallel those considered in the City's CO₂ Reduction Plan and evaluated in a design checklist previously proposed by City staff for project review purposes.

II.6.3.1.1 Street Circulation/Connectivity

The EastLake General Development Plan, and subsequent SPA Plans, adopted by the City have emphasized the use of an extensive trail system, connecting activity centers, to enable non-vehicular travel. The project is essentially an "in-fill" development, within the existing EastLake Community. The clustering of "activity uses" (high school, community park, and retail in the EastLake Activity Corridor and EastLake Village Center) at a central location within the community encourages the use of non-vehicular modes of travel to these destinations.

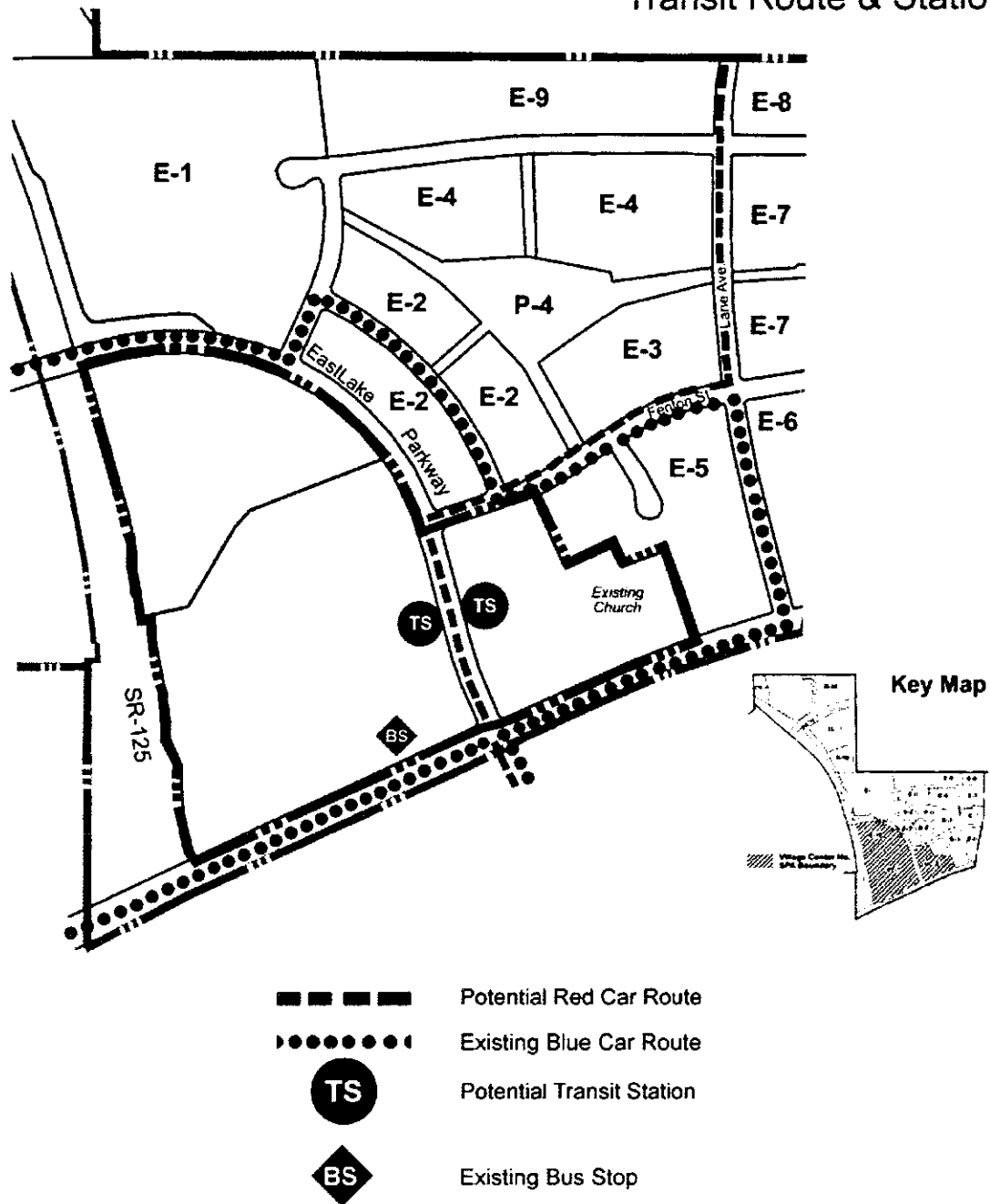
II.6.3.1.2 Housing/Employment Near Transit

As noted earlier, this non-residential project will complement the existing residential and employment areas currently developed in the EastLake Planned Community. The project does not include any housing uses. The employment component (parcel E-10) is a part of the larger EastLake Business Center previously approved, partially developed and served by transit. The clustering of transit destinations (*e.g.*, schools, shopping and employment) within the EastLake community encourages the use of public transit and simplifies routing and scheduling.

The provision of a Park-and-Ride facility within the project is planned. Construction of this facility is proposed within parcel VC-1, in proximity to EastLake Parkway. Such a Park-and-Ride facility could also provide a staging area for carpools, vanpools, and transit vehicles. This facility will be incorporated into a city-wide system of similar facilities coordinated with public transit routes, including future transit ways (see Exhibit 2).

Conceptual Master Plan

Transit Route & Station



Village Center North Supplemental SPA Plan

EASTLAKE I

A planned community by The EastLake Company

Cinti Land Planning
San Diego, CA (619) 523-7466

3/7/02

Exhibit 2

II.6.3.1.3 Land Use Mix/Proximity

The EastLake General Development Plan, adopted by the City, includes job opportunities (EastLake Business Center), recreation (EastLake Activity Corridor and Salt Creek Park), education, retail and service commercial (EastLake Village Center), and public facilities within the community. The EastLake community has been designed to allow residents to “live, work, shop and play” within the community maximizing the viability of alternative modes of transportation for trips within the overall project. Full implementation of the community plan would minimize the length and number of automobile trips because of the range of opportunities and services available within the community.

II.6.3.1.4 Site Design with Pedestrian/Bicycle Orientation

As noted above, the EastLake community as a whole has been designed with an extensive and convenient pedestrian and bicycle trail system. The primary use within parcel VC-1 is large format retail which does not orient to pedestrian and bicycle users. The conceptual site plan for the parcel however, orients smaller retail uses and buildings along the EastLake Parkway and Otay Lake Road frontages to provide appropriately scaled storefronts along the pedestrian and bicycle routes. Similarly in parcel VC-2, smaller scaled buildings are sited at the corners of the site and along the street frontages to increase pedestrian/bicycle orientation. Vehicle parking is located behind the buildings reducing automobile dominance. In order to improve the walking/biking experience along EastLake Parkway, a meandering walk with landscaped areas separating the path from traffic is provided on the VC-1/E-10 frontage. A standard sidewalk is provided along all other major streets in the project.

II.6.3.1.5 Pedestrian/Transit-Oriented Design

Placement of buildings and building entrances, particularly larger multi-family and non-residential buildings, can encourage transit or alternative transportation modes. However, the potential for “transit oriented” large format retail uses is limited. By including a park-and-ride facility the project encourages transit use, although not for access to on-site uses but rather for off-site trips.

The SPA Plan does not specify building locations. Hence, this issue can be addressed in the Tentative Map and Site Plan/Design Review processes when greater project detail is available. However, the features from the conceptual site plans noted above under pedestrian and bicycle orientation should be included as “transit oriented” design features.

II.6.3.1.6 Bicycle Route Integration with Transit & Employment

Bike lanes are designated on existing Otay Lakes Road and EastLake Parkway. Bicycle access to the project from surrounding residential areas has been provided concurrent with community development. Local bicycle routes connect to regional systems as indicated in the Circulation Element of the General Plan and provide access to all regional

destinations including the park-and-ride facility, commercial and employment uses within the proposed project.

II.6.3.1.7 Energy Efficient Landscaping

Shading cars and buildings with the proper landscaping can reduce the amount of energy required for air conditioning which can, in turn, reduce emissions at power generating stations. Landscaping is addressed in a conceptual manner in the Design Guidelines component of the SPA submittal. As with building design discussed under II.6.3.1.5 above, the level of detail provided in Site Plan/Design Review submittal is necessary to evaluate proposed landscaping in terms of its shading potential. In general, such shading is most effective where group parking and larger buildings which are air conditioned all day long are involved (*i.e.*, non-residential uses). The value of shading from trees should be considered in the review of landscape plans for the project.

II.6.3.1.8 Intersection Congestion Limits

As a part of the Growth Management Program, the City of Chula Vista has established public facility and service standards which must be maintained. Among these standards is a intersection congestion limit which requires street intersections to operate at or above a specified "level of service (LOS)" which promotes free flowing traffic. This congestion limit precludes high levels of congestion which could create localized air pollution "hot spots" at intersections.

II.6.3.2 Construction Phase

Even though the creation of a significant amount of dust is limited to the construction phase of a project and is thus "temporary," a large development could significantly contribute to adverse air quality impacts. As an in-fill project surrounded by paved roads and previously graded to a limited extent, the construction dust generated by the proposed project will be significantly less than a similar project starting from raw land. As mitigation for these potential impacts, dust control during grading operations will be regulated in accordance with the rules and regulations of the San Diego APCD. At the time tentative maps are approved for the project, the following measures would be required to reduce fugitive dust impacts and emissions impacts from construction equipment:

II.6.3.2.1 Clearing/Grading

- All unpaved construction areas shall be sprinkled with water or other acceptable San Diego APCD dust control agents during dust-generating activities to reduce dust emissions

II.6.3.2.2 Disturbed Areas

- Disturbed areas shall be hydroseeded, landscaped, or developed as quickly as possible and as directed by the City to reduce dust generation.
- On-site stockpiles of excavated material shall be covered or watered.

II.6.3.2.3 Track-Out Control

- On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce re-suspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather.

II.6.3.2.4 Dirt Hauling

- Trucks hauling dirt and debris shall be properly covered to reduce windblown dust and spills.

II.6.3.2.5 High Wind Operations

- Additional watering or acceptable APCD dust control agents shall be applied during dry weather or windy days until dust emissions are not visible.

II.6.3.2.6 Off-Road Equipment

- Enforce a 20 mile-per-hour speed limit on unpaved surfaces.
- Heavy-duty construction equipment with modified combustion/fuel injection systems for emissions control shall be utilized during grading and construction activities. Catalytic reduction for gasoline-powered equipment shall be used. Also, equip construction equipment with prechamber diesel engines (or equivalent) together with proper maintenance and operation to reduce emissions of nitrogen oxide, to the extent available and feasible.
- Use low pollutant-emitting construction equipment.
- Use electrical construction equipment, to the extent feasible.
- The simultaneous operations of multiple construction equipment units shall be minimized (*i.e.*, phase construction to minimize impacts).

Incorporation of these measures will reduce construction related air quality impacts.

II.6.3.3 Operational Phase

Following construction, the project will produce on-going air quality impacts primarily due to the vehicle trips generated by the commercial new uses. Project related trips will contribute to the cumulative effects of regional trips within the air basin. There is also the potential for very localized air pollution "hot spots" in the areas around traffic congestion. The potential for such impacts associated with the project is minimal due to the City's traffic threshold which precludes hazardous levels of congestion (see Section II.6.3.1.8) and the continuing improvement in reducing emissions from new vehicles.

Project-related emissions were calculated using the California Air Resources Board URBEMIS7G computer model for land use development projects. The results are shown in Table 2 below. Mobile source emissions are from the additional vehicle trips associated with the project while the stationary sources are from combustion on-site from building/water heating and landscape maintenance. These amounts are calculated without incorporating the design phase mitigation measures identified earlier.

Table 2
Estimated Operational Project Emissions (lbs/day)

Category	ROG*	NOx	CO	PM10	SOx
Mobile Sources	335.73	565.73	2,600.57	193.67	--
Stationary Sources (Energy Consumption)	1.40	4.94	9.06	0.03	0.00
TOTALS	337.13	570.67	2,609.63	193.70	0.00
*Reactive Organic Gases SOURCE: URBEMIS7G for Windows (version 5.1.0) computer model for emission estimation.					

II.6.4 IMPLEMENTATION MEASURES

The following air quality improvement measures which were described in detail in the preceding section will be implemented in the project:

1. **Land Use Mix & Circulation Alternatives:** The EastLake Planned Community as a whole, including the proposed project, provides an extensive trail system, connecting activity centers, to enable non-vehicular travel. The proposed project has long been planned for non-residential uses at the heart of the large, predominately residential EastLake Community which is being developed by the project applicant.
2. **Pedestrian/Transit-oriented Design:** The conceptual site plan for parcel VC-1 orients smaller retail uses and buildings along the EastLake Parkway and Otay Lake Road frontages to provide appropriately scaled storefronts along the pedestrian and bicycle routes. Similarly in parcel VC-2, smaller scaled buildings are sited at the corners of the site and along the street frontages to increase pedestrian/bicycle orientation. Vehicle parking is located behind the buildings reducing automobile dominance.
3. **Intersection Congestion Limitations:** The level of service (LOS) traffic flow requirements applied to the project will limit intersection congestion and encourage free-flow travel, which reduces air emissions and minimizes the potential for air pollution “hot spots.”
4. **Energy Efficient Landscaping:** Shading cars and buildings with the proper landscaping can reduce the amount of energy required for air conditioning which can, in turn, reduce emissions at power generating stations. The value of shading from trees will be considered in the review of detailed landscape plans for the project.
5. **Dust Control During Construction:** Dust control during grading operations will be regulated in accordance with the rules and regulations of the San Diego APCD. These requirements will be included in the tentative map approval.
6. **Park-and-Ride Facilities:** A park-and-ride facility with shared parking is incorporated into the “transit center” within the Village Center site (VC-1 parcel). This facility should be incorporated into a city-wide system of park-and-ride facilities coordinated with public transit routes, including future transit ways. In addition, a meandering walk is provided on VC-1/E-10 frontage in order to improve the walking/biking experience along EastLake Parkway.

The above cited Impact Reduction Measures are included in the EastLake Village Center North Supplemental SPA Plan and will be implemented through SPA approval or the tentative map process. However, some will be implemented at a later approval phase such as Design Review. The implementation stage for each measure is identified in Table 3 below.

Table 3
Impact Reduction Measure Implementation Stage

Tentative Map Approval	Site Plan/Design Review
<ul style="list-style-type: none">- Land Use Mix/Circulation Alternatives- Intersection Congestion Limits- Grading/Fugitive Dust Control- Transit Facilities	<ul style="list-style-type: none">- Pedestrian/Transit-Oriented Building Siting- Energy Efficient Landscaping

II.6.5 REFERENCES

Cinti & Associates; EastLake I Activity Center Air Quality Improvement Plan. Final Draft May 20, 1992, Approved by City Council Resolution No. 16702, June 30, 1992.

Cinti Land Planning; Site Utilization Plan for EastLake Village Center North Supplemental SPA; February 19, 2002.

Fehlman Labarre Architecture; EastLake Village Marketplace; January 9, 2002.

Fehlman Labarre Architecture; Village Center East Site Plan; September 27, 2001

Jones & Stokes; URBEMIS7G for Windows Computer Program Users Guide. October 2000.

San Diego Air Pollution Control District; Tools for Reducing Vehicle trips Through Land Use Design; January 1998.

South Coast Air Quality Management District; CEQA Air Quality Handbook. April 1993

Willdan Associates and Bud Gray; Draft Growth Management Program - City of Chula Vista. August 1990.

II.6.6 APPENDIX: URBEMIS COMPUTER MODEL OUTPUT

EASTLAKE I SUPPLEMENTAL
-WATER CONSERVATION PLAN-

EASTLAKE VILLAGE CENTER NORTH
SUPPLEMENTAL SPA

Approved by City Council Resolution No. 2002-64

-July 23, 2002-

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II.7.1 EXECUTIVE SUMMARY

As detailed in this plan, numerous features have been included in the project and commitments made by the Master Developer to minimize the use of water during the construction and use of development within the EastLake Village Center North Supplemental Sectional Planning Area (SPA). The non-mandated water conservation measures incorporated into the project are listed in Table 1 below.

Table 1

**EastLake Village Center North Supplemental SPA
Non-Mandated Water Conservation Measures**

- Hot Water Pipe Insulation
- Pressure Reducing Valves
- Water Efficient Landscaping

II.7.2 INTRODUCTION

The EastLake Village Center North Supplemental SPA is a development component of the EastLake Planned Community located in the eastern portion of the City of Chula Vista (City). Other portions of the community currently under development are the EastLake Greens SPA, EastLake Trails SPA and EastLake III SPA. The predominate land use in the other SPAs is single family residential while the land uses in the Village Center North SPA are entirely non-residential.

The approach to water conservation outlined in this plan is intended to be comprehensive and implemented throughout the life of the development project. Water conservation during construction and after occupancy are addressed, as well as the installation of water conserving landscaping, appliances and fixtures.

The following are goals of the EastLake Village Center North Supplemental SPA WCP:

1. To conserve water during and after construction of the projects within the EastLake Village Center North Supplemental SPA.
2. To comply with the water conservation standards and policies of the City of Chula Vista and Otay Water District.
3. To create a comprehensive framework for the design, implementation and maintenance of water conserving measures, both indoor and outdoor.
4. To be economically efficient and cost effective.

II.7.3 PURPOSE

The purpose of this Water Conservation Plan (WCP) is to respond to the Growth Management Policies of the City of Chula Vista which require larger development projects to prepare a WCP. The water conservation measures presented in this plan are intended to respond to the long term need to conserve water in new development. Since there are currently no formal guidelines for the preparation of the city-required WCP, previous plans have been based primarily on State and Federally mandated water conservation measures, reflecting the requirements of the local water districts.

The City has recently undertaken an effort to develop and adopt formal guidelines for the preparation and implementation of the required WCPs. Although such guidelines have not yet been adopted, this WCP incorporates the latest efforts by incorporating data from the WCP for the EastLake III SPA which is part of a pilot program intended to test and identify the most practical and effective water conservation measures for future projects. Specific non-mandated water conservation measures identified for implementation in the EastLake Village Center North project includes:

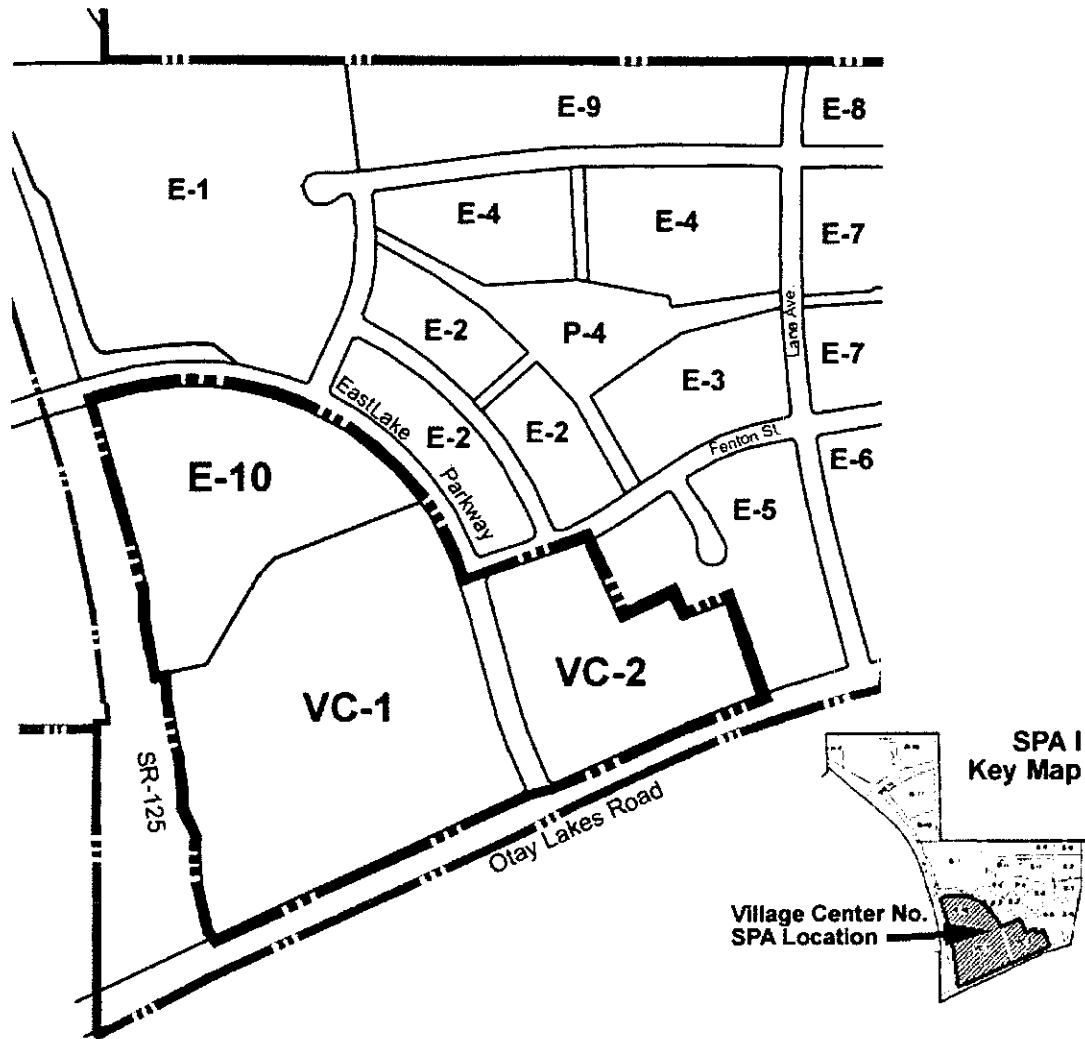
- Hot water pipe insulation
- Pressure reducing valves
- Water efficient landscaping

II.7.3.1 Project Description



The EastLake Village Center North Supplemental SPA planning area is defined by a major circulation route, Otay Lakes Road on the south, the ROW for future SR-125 on the west, a segment of EastLake Parkway on the north and existing development within the EastLake Business Center to the east. The roadways forming the Supplemental SPA boundaries exist, except for the SR-125 freeway, as do major utility systems (sewer, water, recycled water, *etc.*) which will serve the site.

The EastLake Village Center North Supplemental SPA is designed for a mixture of commercial and employment uses (see Site Utilization Plan Exhibit 1). The retail commercial use (parcel VC-1) will be an extension of the existing, smaller scale, but similar commercial development south of Otay Lakes Road. The remainder of the area defined by Otay Lakes Road, SR-125 and EastLake Parkway (parcel E-10) is designated for employment (light industrial) uses consistent with the existing development within EastLake Business Center, to the north and east. The third component of the project is office commercial use designated for the area east of EastLake Parkway (parcel VC-2).

Site Utilization Plan



Parcel	Land Use	Acres
VC-1	Village Center	38.1
VC-2	Village Center	13.6
E-10	Vil. Ctr. Employment	16.4
Total		68.1

 SPA I Boundary
 Supplemental Village Center North SPA Boundary

Note: This exhibit and statistics are for the Village Center North Supplemental SPA Planning Area only. Refer to the EastLake I Site Utilization Plan for total SPA Plan statistics.

Village Center North Supplemental SPA Plan
EASTLAKE I
 A planned community by The EastLake Company

City Land Planning
 San Diego, CA (619) 233-7486

 2/19/02

Exhibit 1

II.7.4 WATER SERVICE & SUPPLY

Most of the potable water used in San Diego County is imported from the Colorado River and the Sacramento-San Joaquin Rivers Delta. A small portion is from local surface water storage reservoirs and groundwater.

The Otay Water District (OWD) provides water service to the EastLake Village Center North Supplemental SPA project area. The OWD is a member of the San Diego County Water Authority (CWA) which purchases the imported water from the Metropolitan Water District of Southern California (MWD). The OWD obtains filtered water from CWA and delivers it local customers.

The EastLake Village Center North Supplemental SPA is located within the OWD's Central Service Area. The project will receive its water supply from the District's Central Area System.

The OWD also provides recycled water to the project area. The District owns and operates the Ralph W. Chapman Water Recycling Facility located near the intersection of Singer Lane and Highway 94. This plant has a practical capacity of 1.0 million gallons of recycled water per day for non-potable water uses such as irrigation of golf courses, school playing fields, public parks, and public landscaping. An additional recycled water supply will be available from the City of San Diego's 15.0 million gallons per day (MGD) capacity South Bay Water Reclamation Plant, which is located in the Tijuana River Valley at Monument and Dairy Mart Roads near the Mexican border. The initial phase of this plant was recently completed.

Recycled water requirements for the project will be coordinated by the Otay Water District and the City of Chula Vista. The phased construction of potable and recycled water facilities, based on the District-approved master plans, will be incorporated into the Public Facilities Financing Plan and/or subdivision map conditions for the project to assure timely provision of required facilities.

II.7.4 PROJECTED WATER USE

This section presents information on the anticipated water demand of the EastLake Village Center North project. In evaluating the project, it is important to remember that the proposed project is an amendment to an existing development approval. Water consumption by the proposed project must be compared to that of the current approval to evaluate any water demand “impacts” associated with the project.

Potable Water Demand

Table 2 shows comparable projected water use in the EastLake Village Center North, based on average use rates from the Otay Water District’s 1995 Master Plan which do not reflect significant conservation measures, and the adopted and proposed land use statistics.

The projected decrease in water use (without considering conservation measures) for the project is 0.299 million gallons per day (MGD) compared to the previously approved project (also without considering conservation measures). The total water demand associated with the proposed land uses is approximately 0.122 MGD including landscape irrigation, which is approximately a 70% decrease from the projected demand of the previously adopted land use plan. As can be seen in the table, the significant decrease is due to the deletion of the previously approved, water intensive Kaiser hospital project component.

This total amount of water is utilized for various purposes. These may vary considerably according to the uses on each site (*e.g.*, office and retail uses demand less water than water intensive manufacturing). The demand rates in Table 2 represent average rates for planning purposes. One use of water which is fairly standardized from site-to-site is landscaping irrigation. An estimate of water demand for on-site landscaping is presented in Table 3. The estimates are based on an average of 20% site area in landscaping and a standard irrigation requirement, consistent with the assumption in the WCP for the previous project approval. The estimated 0.030 MGD landscaping demand represents a significant opportunity (25% of total demand) to conserve potable water by using recycled water for irrigation.

Recycled Water Demand

The projected demand for recycled water is 0.030 MGD for landscape irrigation

Table 2

EastLake Village Center North Supplemental SPA
Projected Water Demand

Adopted Land Use	Acres*	Water Demand/Acre**	Average Daily Demand (MGD)
Kaiser Hospital	30.6	11,000 gal/day	0.337
Commercial	23.3	1,785 gal/day	0.042
Employment	2.0	3,500 gal/day	0.007
Open Space/Public Facility	15.9	2,232 gal/day	0.035
TOTAL	71.8		0.421
Proposed Land Use			
Commercial (parcels VC-1 & VC-2)	51.7	1,785 gal/day	0.092
Employment (parcel E-10)	16.4	1,785 gal/day	0.029
TOTAL	68.1		0.122***

*Data for adopted land uses from Water Conservation Plan for previous project; data for current project from Site Utilization Plan (10/1/01)

**Demand from OWD Master Plan and Kaiser Hospital (hospital only)

***May not total due to rounding.

Table 3

EastLake Village Center North Supplemental SPA
Projected On-Site Landscape (Recycled) Water Demand

Proposed Land Use	Acres	Percentage Irrigated	Irrigated Area	Water Demand/Acre	Average Daily Demand (MGD)
Commercial	51.7	20%	10.3 acres	2,232 gal/day	0.023
Employment	16.4	20%	3.3 acres	2,232 gal/day	0.007
TOTAL	68.1		13.6 acres		0.030

II.7.6 MANDATED WATER CONSERVATION MEASURES

Water conservation can be a cost effective approach to water supply limitations and can be directly implemented on a project-by-project basis. The potential impact of water conservation in residential uses has been documented to be approximately 25 to 33 percent. Comparable saving should be available from non-residential uses, as discussed below.

Residential uses have received the majority of study and documentation regarding water conservation. This is because residential uses can provide large water savings through the use of simple standardized approaches which are applicable to any type of residential unit. Water use in non-residential development can vary tremendously depending on the activities occurring on-site. This to a large degree, precludes the use of standardized conservation requirements. The majority of conservation in industrial or institutional uses occurs with the development of new processes or installation of new equipment which is more water efficient. Statewide, industrial water use has been reduced to 75 percent of 1975 levels.

For purposes of this plan, residential statistics have been included to identify the order of magnitude of water savings which could be expected in non-residential uses. Some residential inside water use is directly comparable to uses in non-residential (*e.g.*, toilet, faucet, *etc.*). In general, the water demand of commercial facilities is relatively small. This is especially true of large discount/warehouse type retailers which comprise the majority of the proposed project. Water use in these facilities is essentially limited to sanitary facilities, garden center irrigation, and project landscaping.

Some water conservation measures are mandated by state or federal law. The federal water efficiency plumbing standards were included in the Energy Policy Act enacted in 1992, and effective January 1, 1994. Passage of the Act provided a uniform standard for manufacturers of water-using fixtures including ultra-low-flow toilets, low-flow showerheads and faucets, aerators, washing machines and other appliances and fixtures.

State regulation of water efficiency is based on the California Constitution and Water Code. The Constitution provides the basis for efficient water use and is the foundation for the state's subsequent policies and mandates regarding water conservation and reuse. Additionally, the Urban Water Management Planning Act which was adopted by the California Legislature in 1983 and amended serially through 1995. The Act requires advance planning for water supplies to meet projected demands in the short term and long term with emphasis on water conservation, water recycling, emergency planning for drought restrictions on water use, among other provisions.

In California, regulation of manufacturing and installation of hot-water-related plumbing fittings is under the jurisdiction of the California Energy Commission. The efficiency requirements and regulations are incorporated in the California Code of Regulations Title 20, Appliance Efficiency Regulations. These regulations establish the maximum flow rate for all new showerheads, lavatory faucets, sink faucets, and tub spout diverters manufactured, sold or offered for sale in California.

In effect, current federal and state legislation require the use of certain plumbing devices that meet specified maximum flow rates. These devices include:

- Showerheads
- Lavatory Faucets
- Sink Faucets
- Metering Faucets in Public Restrooms
- Tub Spout Diverters
- Residential Water Closets
- Flushometer Valves
- Commercial Water Closets
- Urinals

Water savings in a typical single family home in Southern California through use of mandated fixtures has been calculated to be approximately 25% of the pre-conservation total.

Landscape irrigation is another significant opportunity for water conservation and local agencies have established their own mandates. The City of Chula Vista Landscape Manual requires the use of recycled water, if available, for landscape irrigation within all designated areas as allowed by state and local health codes. Further, Section 26 of the OWD ordinances state that it is the District's policy that reclaimed water shall be used ".....whenever its use is financially and technically feasible, and consistent with legal requirements, preservation of public health, safety and welfare, and the environment." The use of recycled water in the EastLake Village Center North project will exceed the OWD mandated level. All landscaping in the commercial portion of the project will be irrigated with recycled water.

Use of recycled water does not reduce the irrigation demand for landscaping but more efficiently uses available water supplies by using potable water indoors and then using reclaimed or recycled for outdoor irrigation.

II.7.7 NON-MANDATED WATER CONSERVATION MEASURES

As part of the Water Conservation Pilot Study described earlier, the City and participating residential developers evaluated numerous potential water conservation measures for use within the designated development projects. Based on the evaluations, the developers selected indoor and outdoor measures for implementation in all of the participating projects. The indoor measures included Hot Water Pipe Insulation, Pressure Reducing Valves and Water Efficient Dishwashers. In addition, recycled water will be used for all landscape irrigation in the commercial portion of the project, exceeding the level of recycled water use mandated by OWD.

Although evaluated and selected in conjunction with a residential development project, these non-mandated water conservation measures, particularly the hot water pipe insulation and pressure reducing valves indoors along with outdoor landscaping measures, may also have application in the proposed non-residential project. Each is described in more detail below:

Indoor Measures

Hot Water Pipe Insulation

Insulation of hot water pipes and separation of the hot and cold pipes to reduce heat exchange can reduce the amount of time a faucet will need to flow to produce hot water. The estimated water savings is 2 percent, which is equivalent to an average water savings of 0.0018 MGD in the project.

Pressure Reducing Valves

Installation of a pressure-reducing valve at the water service connection can maintain the pressure below 60 psi, reducing the volume of leakage that may be present and prevent excessive flow of water from all appliances and fixtures. The estimated water savings is 10 percent when pressure is reduced from 80 psi to 60 psi. This would equate to a 0.0092 MGD average water savings in the project.

Outdoor Measures

Water-Efficient Landscaping

Guidelines for water-efficient landscaping are included in the City's Landscape Design Manual. Water efficient landscaping will be utilized on major slopes. An approved landscape pallet will be adopted for the project. The estimated average water savings by using water efficient landscaping is 879 gpd/ac which is approximately a 50 percent savings consistent with the savings that have been documented for single family residential land uses. However, since recycled water will be used for landscape irrigation, this savings will not affect potable water consumption.

II.7.8 WATER CONSERVATION TARGET

Non-mandated measures are highlighted since they represent a commitment for the project to go beyond what is required for water conservation. As noted previously, calculated estimates for non-residential projects are difficult to produce because of the lack of data regarding the effectiveness of specific measures in non-residential applications and the extreme range of water consumption, and hence conservation opportunities, in non-residential land uses. Non-mandated measures result in 0.011 MGD or 12 percent potable water savings.

Table 4

**EastLake Village Center North Supplemental SPA
Water Conservation Target for Non-Mandated Measures**

Conservation Measure	Estimated Savings	Conservation Target
Hot Water Pipe Insulation	2%	0.0018 MGD
Pressure Reducing Valve	10%	0.0092 MGD
INDOOR SUBTOTAL	--	0.0110 MGD
Water Efficient Landscaping	50%	0.0150 MGD
TOTAL	--	0.0260 MGD

II.7.9 IMPLEMENTATION MEASURES

The following non-mandated water conservation measures will be implemented in the project:

1. Hot Water Pipe Insulation
2. Pressure Reducing Valves
3. Water Efficient/Drought Tolerant Landscaping

Implementation of this Water Conservation Plan shall primarily be the responsibility of the Master Developer and individual site developers. The Master Developer will establish requirements and guidelines for site developers/builders and guidance to new property owners. The Master Developer will also install water efficient, drought tolerant landscaping, approved by the City, in streetscapes and open space areas.

A substantial responsibility will also rest with the City of Chula Vista Planning and Building Department to ensure and enforce the provisions of this conservation plan. This department will review plan submittals and develop an internal program to ensure that water conservation measures are properly implemented in public areas, and approve planting and irrigation plans.

Irrigation piping for reclaimed water will be installed with the major landscaping improvements on each site. The provision of reclaimed water is the responsibility of the Otay Water District, which will also be responsible for enforcing water quality regulations.

II.7.10 REFERENCES

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